

-SPECIAL MEETING-

**NORTHEAST RENAISSANCE INCREMENT
DISTRICT REVIEW COMMITTEE**

October 17, 2024

11:00 AM

105 N. Hudson Ave, Ste 101, Oklahoma City, OK

- I. Call to Order – Mayor David Holt called the meeting to order at 11:01 am.

Members Present

Chairman – Mayor, David Holt

Vice Chairman – Butch Freeman, Oklahoma County

Scott Randall, Oklahoma City Public Schools

Craig Woodruff, Metropolitan Library

Rusty LaForge, Planning Commission

John Pettis, Jr, At-Large

Blaine Bolding as Surrogate for Dr. Patrick McGough, City-County Health

Dr. Robyn Miller as Surrogate for Aaron Collins, Metro Tech

Members Absent

Dr. Rick Cobb, Mid-Del School District

Ray Douglas, At-Large

Avis Scaramucci, At-Large

- II. Approval of Minutes of the Northeast Renaissance Increment District Review Committee - June 28, 2023

Motion: John Pettis, Jr, 2nd Craig Woodruff to **approve** the minutes.

Ayes: Mayor, David Holt, Butch Freeman, Scott Randall, Craig Woodruff, Rusty LaForge, John Pettis, Jr, Blaine Bolding, Dr. Robyn Miller

Nays: None

Absent: Dr. Rick Cobb, Ray Douglas, & Avis Scaramucci

Action: Minutes Approved.

- III. Financial Status Report

Presented by: Joanna McSpadden, Economic Development Program Manager

Action: No Action Taken.

IV. Items for Individual Consideration

- A. Resolution of the Northeast Renaissance Increment District Review Committee (“Review Committee”) recommending approval of the Amended and Restated Northeast Renaissance Redevelopment Project Plan 2024.

Presented by: Kenton Tsoodle, The Alliance for Economic Development

Action: No Action Taken.

- B. Resolution of the Northeast Renaissance Increment District Review Committee (“Review Committee”) recommending approval of an allocation not to exceed \$1,500,000 to be allocated from Increment District No. D’s Retail/Commercial Development budget category to pay back to the Developer 30% of the Real Property Ad Valorem (“Ad Valorem”) taxes paid each year by Developer and received by the Oklahoma City Economic Development Trust (“OCEDT”) after a certificate of completion is issued by the OCEDT project manager, and for a period not to exceed 12 years or until the expiration of TIF D, whichever occurs first, to close a gap in financing costs for the Boomtown Adventure District Project which meets the objectives of both the Amended and Restated Northeast Renaissance Redevelopment Project Plan 2019 and the proposed Amended and Restated Northeast Renaissance Redevelopment Project Plan 2024, with all actions contingent upon approval of a future amendment to the Northeast Renaissance Redevelopment Project Plan 2019.

Presented by: Andy Burnett, Developer

Action: No Action Taken.

V. Comments from Committee Members, Staff and Citizens

Mayor Holt recommended a new meeting be scheduled in two weeks, on November 1, 2024 at 9:00 am at 105 N. Hudson Ave, Ste 101.

VI. Adjournment at 12:19 pm.

Financial Status Report



DATE: 11/1/2024

TO: Northeast Renaissance Increment District Review Committee

SUBJECT: Monthly Report as of August 31, 2024

Please find the attached Monthly Report as of August 31, 2024. Monthly interest had not been posted at the time the Monthly Report was completed. The amounts reflected in the report are unaudited and are subject to adjustments. Staff will be available to answer questions.



Financial Status Report

as of

August 31, 2024

TAX INCREMENT FINANCE DISTRICTS #9 & #15

Northeast Renaissance Redevelopment Area

Financial Report as of August 31, 2024

Revenues	August - 24	Fiscal Year to Date	Total to Date
PILOT	-	-	7,319
Ad Valorem	-	-	2,483,879
Interest Income	-	-	350,649
Transfer from General Fund	-	-	550,000
Sales Tax - City	-	11,649	384,242
Internal Loan	-	-	10,955,000
Total Revenues	-	11,649	14,731,089
Expenditures	August - 24	Fiscal Year to Date	Total to Date
Administration	2,456	2,456	100,118
Homeland - ED0505	-	-	3,500,000
23rd Street Retail/Commercial - ED0503	-	-	1,375,000
23rd Street Clinic - ED0502	-	-	1,300,000
Transfer to OCEDT - Repay Internal Loan	-	-	3,190,265
PROFESSIONAL SERVICES-OTHER	-	-	-
Total Expenditures	2,456	2,456	9,465,382
Outstanding Encumbrances			3,887,000
Funds Available			1,378,707

Outstanding debt as of August 31, 2024 is 7,764,735 with no debt service reserve requirement.

RESOLUTION

RESOLUTION OF THE NORTHEAST RENAISSANCE INCREMENT DISTRICT REVIEW COMMITTEE (“REVIEW COMMITTEE”) RECOMMENDING APPROVAL OF THE AMENDED AND RESTATED NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN 2024.

WHEREAS, on January 13, 2015, the City of Oklahoma City (“City”) adopted Ordinance No. 25,081, approving the initial Northeast Renaissance Redevelopment Project Plan (“Project Plan”) and establishing, among other provisions, the creation and activation of Increment District No. 9, Oklahoma City, to serve the Project Area. The Project Plan was amended in 2019 by Ordinance No. 26,310 (“Project Plan 2019”), by changing the boundaries of the Project Area and Increment District 9; establishing Increment Districts B and C; and establishing a future project area. On April 12, 2022, a minor amendment was made by the City Council to Project Plan 2019, which dissected Increment District B into Increment District 15 and Increment District B; and

WHEREAS, the primary purposes of the Project Plan, and its subsequent amendments, are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, create new businesses, stimulate the rehabilitation and preservation of historically or architecturally significant structures with an established historic value in the Project Area, and assist in the implementation of the two urban renewal plans for the area; and

WHEREAS, Project Plan 2019 was necessary because investment, development and economic growth in this area has been difficult and continues to this day to be challenging. However, since implementation in 2015, the Project Plan has achieved some key objectives, such as bringing a full-service grocery store to the area, taking a significant step toward addressing the food desert that exists there; and

WHEREAS, the amendments currently being proposed consist of: (1) enlarging the Project Area to include two non-contiguous sites including: (a) an area bounded by N. Martin Luther King Boulevard, N. Wilshire Boulevard, N. Bryant Avenue, N.E. 50th Street, and N.E. Grand Boulevard, (b) the corner of North Post Road and NE 41st Street; (2) establishing two

additional increment districts - Increment District Nos. D and E, City of Oklahoma City, which will be activated at a later date not to exceed ten years from approval of this amendment; (3) establishing Increment District No. D's and E's corresponding project cost budget to be financed by the apportionment of both personal and real property ad valorem tax increment; (4) expanding the Project Plan objectives to include encouraging development of destination retail and entertainment in Oklahoma City's Adventure District to increase local and tourist activity in the area; (5) modifying the estimated financial impacts of the increment districts; (6) delegating authority to OCEDT to make minor amendments to the Project Plan in accordance with 62 O.S. §858(D) and (7) amending Exhibits A, B and O and adding new Exhibits K, L, M and N; and

WHEREAS, the proposed amendments strengthen the ability of Project Plan 2019 to achieve its redevelopment objectives; and

WHEREAS, even with the addition of Increment District Nos. D and E, the aggregate net assessed value of taxable property in all Increment Districts within Oklahoma City does not equal more than 25% of the total assessed value of all taxable property within Oklahoma City, does not total more than 25% of the total assessed value of any affected school district in Oklahoma City, and the land area of all increment districts in Oklahoma City does not total more than 25% of the land area in Oklahoma City; and

WHEREAS, the Project Area and its increment districts, including the locations being added by this amendment, are eligible to be included in a project plan, in conformance with Article X, Section 6C of the Oklahoma Constitution and Section 851 of the Oklahoma Local Development Act, as they are substantially located within a State-designated Enterprise Zone and include two urban renewal plans; and

WHEREAS, the Analysis of the Financial Impacts of the proposed amendments provided to the members of the Review Committee, and attached hereto as "**Exhibit A**" contains information concerning the economic impacts and effects on the taxing jurisdictions and on business activities in the area impacted by the proposed amendments to Project Plan 2019; and

WHEREAS, the Review Committee, after review of the proposed amendments and other documents, and after consideration of the presentation by City staff and the

Alliance for Economic Development of Oklahoma City, finds that the proposed amendments:

- are appropriate, desirable and are to the benefit of the community, the taxing jurisdictions;
- do not appear to have any significant negative impact on the taxing jurisdictions or businesses within the proposed district;
- the analysis used to predict revenues over the life of the Project Plan appears reasonable; and
- the area being added to Project Plan 2019 is eligible to be included within a new project plan as it is located substantially within a State-designated Enterprise Zone and two urban renewal plans.

NOW, THEREFORE, BE IT RESOLVED, by the Northeast Renaissance Increment District Review Committee, that it recommends that the City of Oklahoma City approve the Amended and Restated Northeast Renaissance Redevelopment Project Plan 2024, for the reasons that:

- (1) the amendments are appropriate, desirable, and to the benefit of the community;
- (2) no material adverse financial impacts are anticipated to be caused by the proposed amendments on the affected taxing jurisdictions or business activities within the new project plan area and increment districts;
- (3) the financial impact analysis appears to be reasonable and in conformance with the Local Development Act; and
- (4) the area to be added to Project Plan 2019 is eligible to be included with the new project plan as it is located substantially within a State-designated Enterprise Zone and two urban renewal plans.

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APPROVED by the Northeast Renaissance Increment District Review Committee
this _____ day of _____, 2024.

Chairman

REVIEWED as to form and legality.

Assistant Municipal Counselor

FINANCIAL IMPACT ANALYSIS OF THE PROPOSED AMENDED AND RESTATED NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN AND INCREMENT DISTRICTS

Description of Impact

The primary purposes of the Project Plan, and its subsequent amendments, are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, support new business growth, stimulate the rehabilitation and preservation of historically or architecturally significant structures with an established historic value in the project area, and assist in the implementation of the two urban renewal plans for the area. The proposed amendments include establishment of two additional increment districts with corresponding project cost budgets to be financed by the apportionment of ad valorem tax increment and financial summary information throughout the plan.

Changes to Project Plan Budget Amounts:

The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment Districts “D” is projected as follows:

Retail / Commercial Development	\$	1,500,000
Public Improvements and Development	\$	250,000
Other Public Developments	\$	<u>250,000</u>
Total Budget	\$	2,000,000

The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment Districts “E” is projected as follows:

Retail / Commercial Development	\$	7,000,000
Public Improvements and Development	\$	1,000,000
Other Public Developments	\$	<u>1,000,000</u>
Total Budget	\$	9,000,000

The total Project Cost Budget for the Project Plan, including Increment Districts 9, 15, B, C, D and E increases from \$62 million to \$73 million.

Oklahoma City Public Schools Impact: No measurable demand for increased services on Oklahoma City Public Schools is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Millwood Public Schools Impact: No measurable demand for increased services on Millwood Public Schools is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Oklahoma County Impact: No measurable demand for increased services on Oklahoma County is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Oklahoma City/County Health Impact: No measurable demand for increased services on Oklahoma City/County Public Health is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Metro Tech Impact: No measurable demand for increased services on Metro Tech is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Metropolitan Library Impact: No measurable demand for increased services on Metropolitan Library is anticipated resulting from the project plan amendment. The proposed amendment creates additional budget authority for Taxing Jurisdictions.

Cost to City Organization (include indirect costs): None

Cost to Citizens: There are no additional costs above current property tax rates.

Cost to Business: There are no additional costs above current property tax rates.

Department Head Signature: *M. B. P.*

Date: 10/30/24

OMB Review Completed by: *Eric Mend*

Date: 10/30/24

FINDINGS AND RECOMMENDATION OF THE NORTHEAST RENAISSANCE INCREMENT DISTRICT REVIEW COMMITTEE

After review of the Amended and Restated Northeast Renaissance Redevelopment Project Plan (“Project Plan”) and such other information as deemed relevant, the Northeast Renaissance Increment District Review Committee (“Review Committee”) makes the following findings and recommendation:

A. Findings Regarding Eligibility of the Proposed Project Area and Increment District

1. The proposed Project Area and Increment Districts, comply with the statutory definition of an “enterprise area” under the Local Development Act (62 O.S. § 853(5)-(6)).
2. Investment, development, and economic growth are difficult, but possible within the proposed Project Area and Increment District if the provisions of the Local Development Act are utilized.
3. Tax increment financing is a necessary component in stimulating investment in the proposed Project Area and Increment District.
4. Tax increment financing will be used in supplement and not supplant or replace normal public functions and services in the proposed Project Area and Increment District.
5. Tax increment financing will be used in conjunction with existing programs and other locally implemented economic development efforts.
6. An analysis has been completed to determine eligibility under the Local Development Act (62 O.S. § 856 (4)(d)(f)(g)). The aggregate net assessed value of the taxable property in all districts does not exceed twenty-five percent (25%) of the total net assessed value of taxable property within Oklahoma City. The aggregate net assessed value of the taxable property in all districts does not exceed twenty-five percent (25%) of the total net assessed value of any affected school district located within Oklahoma City. The land area of all districts does not exceed twenty-five percent (25%) of the total land area of Oklahoma City.

B. Findings Regarding Financial Impact on the Affected Taxing Jurisdictions Within the Proposed Project Area and Increment District

1. The anticipated public and private development will generate tax increments sufficient to pay a substantial portion of the authorized project costs of the project proposed by the Project Plan; without the Project Plan and Increment District, the economic developments described in the Project Plan and the resulting increases in tax revenues would not occur.

2. The development anticipated to be stimulated by the Project Plan will not result in a measurable increase in demand for services by or in costs to the affected taxing entities, other than to The City of Oklahoma City and the Oklahoma City Economic Development Trust (or other related supporting public trusts), whose public sector costs will be substantially defrayed from apportioned tax increments as provided in the Project Plan.
3. The public revenue anticipated to result from the development described in the Project Plan includes increased tax revenue both inside and outside the Increment District.
4. The economic benefits of the Project Plan for the affected taxing jurisdictions and the community as a whole offset the adverse financial impacts, if any, of the Project Plan on these taxing jurisdictions.
5. The aggregate impacts on the affected taxing jurisdictions from implementation of the Project Plan are positive and include the achievement of the objectives set forth in the Project Plan.

AMENDED AND RESTATED NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN, CITY OF OKLAHOMA CITY

(Date: _____, 2024¹)

I. DESCRIPTION OF PROJECT

This Amended and Restated Northeast Renaissance Redevelopment Project Plan (“Project Plan”) is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* and is intended to assist in the implementation of two urban renewal plans, adopted and approved pursuant to Oklahoma Urban Renewal Law, 11 O.S. § 38-101, *et seq.* specifically, the John F. Kennedy Urban Renewal Plan and the Northeast Renaissance Urban Renewal Plan.²

The primary purposes of the Project Plan are to reduce and eliminate blight conditions, reverse economic stagnation, create new employment opportunities and growth, **create support** new business **growth**, and to stimulate the rehabilitation and preservation of historically or architecturally significant structures with an established historic value in the Project Area, which area **primarily** includes a major portion of “Northeast” Oklahoma City along N.E. 23rd Street and extending along its major arterial intersectors, generally from the Oklahoma River (aka North Canadian River) on the east, to Interstate 235 on the west, from N.E. 50th Street **to the on**-north to N.E. 6th Street to the south; **and the Project Area was later expanded by the 2024 amendment to include two non-contiguous sites including an area bounded by N. Martin Luther King Boulevard, N. Wilshire Boulevard, N. Bryant Avenue, N.E. 50th Street, and N.E. Grand Boulevard; and the corner of N. Post Road and N.E. 41st Street.** The Project Area also includes the areas contained in two urban renewal plans adopted by The City of Oklahoma City. The project area is substantially in a State established Enterprise Zone and the project area is designated as a food desert by applicable U.S. government regulations.

This Project Plan contemplates the use of **real and personal property** ad valorem tax increment (“**ad valorem increment**”) and sales tax increment revenues generated from Increment District Number Nine (9), Increment District Number Fifteen (15), Increment District “B”, Increment District “C”, **Increment District “D” and Increment District “E”** when those Districts are established and initiated, to pay the Project Costs necessary to stimulate the redevelopment of vacant, abandoned, dilapidated, underutilized, blighted and/or historic commercial properties, as well as residential development and redevelopment. In addition, capital improvements to public schools and public infrastructure will also be encouraged and will be considered for public financial support through public infrastructure improvements and assistance in development financing.

¹ Substantive changes are highlighted, some non-substantive and grammatical changes were made that are not highlighted. These non-substantive changes do not impact the character or purpose of the Project Plan.

² Terms that are capitalized herein shall be defined as provided in the Local Development Act, 62 O.S. §§ 850, *et seq.*, unless otherwise defined herein or usage indicates a different meaning.

The Project Plan has already accomplished one catalytic development, with the development of a new full-service Homeland grocery store, an Oklahoma grocer, taking a significant step toward addressing the food desert that exists in the Project Area. It is also contemplated that establishment of new or revised Increment Districts, subject to the Project Plan, will stimulate other retail, commercial and residential development in the Project Area. Other prospective projects include significant mixed-use developments, ~~and~~ affordable workforce housing, and increased job creation and capital investment supporting the film industry with expansion of Filmmakers Ranch, as well as several Urban Renewal Authority residential and smaller commercial projects contemplated within the project areas for the two Urban Renewal Plans.

In addition to the catalytic anchor developments, the Project Plan contemplates supportive and compatible commercial, office, retail, recreational, and residential development along and adjacent to N.E. 23rd Street and its major intersecting streets and avenues.

The development and redevelopment of the Project Area is vital in order to support the achievement of the economic development objectives of The City of Oklahoma City (“City”), the Oklahoma City Economic Development Trust (“OCEDT”), and the Oklahoma City Urban Renewal Authority (“OCURA”).

Implementation of the Project Plan is expected to result in the stimulation of at least ~~\$300~~ 355 million in taxable private investment and development, consisting of \$120 million of principally affordable residential development and ~~\$180-235~~ million in retail/commercial investment and development.

Utilization of tax increment financing in conjunction with other existing public and private programs and redevelopment activities will maximize the impact and implementation of other economic development efforts in the Project Area.

The Project Area and the contemplated Increment Districts are a combination of a reinvestment area, enterprise areas, and urban renewal areas.

II. DESCRIPTION OF PROJECT AREA AND INCREMENT DISTRICT

A. Project Area Boundaries.

The Project Area is the area in which Project activities will take place. The Project Area for the most part includes undeveloped, underdeveloped, underserved, dilapidated, blighted, and economically stagnant properties lying generally between Interstate 235 on the west and the Oklahoma River on the east and between N.E. 50th Street on the north and N.E. 6th Street on the south, as well as two non-contiguous sites, added by the 2024 amendment, an area bounded by N. Martin Luther King Boulevard, N. Wilshire Boulevard, N. Bryant Avenue, N.E. 50th Street, and N.E. Grand Boulevard; and the corner of N. Post Road and N.E. 41st Street. The Project Area is more specifically shown on Exhibit A and the description of Project Area boundaries is contained in Exhibit B. The Project area will

be expanded with the creation and initiation of Increment District “C” by the City Council, at some date within ten years of the adoption of the Project Plan.

B. Increment Districts – Increment District No. 9, Increment District No. 15, Increment District “B”, Increment District “C”, Increment District “D”, and Increment District “E” – Ad Valorem and Sales Tax Increment Districts.

Pursuant to the terms set forth in Section VII of this Plan, there will be ~~three-six~~ (6) increment districts subject to the terms of the Plan: 1) Increment District No. 9, City of Oklahoma City, an ad valorem and sales tax district 2) Increment District No. 15, City of Oklahoma City, an ad valorem and sales tax district 3) Increment District “B”, a proposed ad valorem and sales tax district 4) Increment District “C”, a proposed ad valorem and sales tax district 5) Increment District “D”, a proposed ad valorem tax district, and 6) Increment District “E”, a proposed ad valorem tax district. Increment District No. 9, City of Oklahoma City, was created with the establishment of the original Northeast Renaissance Redevelopment Project Plan on January 13, 2015. Increment District No. 9 was modified under an amendment by removing certain areas on the far east side of the District which removed areas will become Increment District “C” when that Increment District is initiated by the City. Increment District No. 9, The City of Oklahoma City, was thereby reestablished as a smaller area and the date of initiation remains January 13, 2015. Increment District No. 9 was created and established as a 25-year Increment District and according to applicable provisions of the Local Development Act is scheduled to expire in ~~2040~~2041. Increment District No. 15, City of Oklahoma City, was created and established as a 25-year Increment District and according to applicable provisions of the Local Development Act is scheduled to expire in 2047.

1. Increment District No. 9

Increment District No. 9 is the area (within the identified boundary as shown on Exhibit C and described in Exhibit D) from which the tax increment will be generated. The increment will come from ad valorem taxes and from certain designated City of Oklahoma City sales taxes, as established by resolution of the City Council. The ad valorem tax increment is that amount of ad valorem taxes generated in excess of the base assessed value of the increment district. The increment of ad valorem taxes generated from Increment District No. 9 may be used to pay Project Costs as authorized in Section X of this Project Plan and in the Local Development Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as Exhibit O.

The sales tax increment from Increment District No. 9 is the increment of City of Oklahoma City sales taxes generated in Increment District No. 9, as determined by a formula approved by the City Council in accordance with the Local Development Act. The sales tax increment may be used to pay Project Costs authorized in Section X of this Project Plan and as allowed by the Local Development Act.

2. Increment District No. 15

Increment District No. 15, City of Oklahoma City, an ad valorem and sales tax district, was initially established as a part of Increment District “B”. Increment District “B” originally contained six different parcels at the time it was created, but only two of those parcels were activated by an April 12, 2022 Resolution of the City Council as Increment District No. 15, Oklahoma City. The remaining four parcels are still part of Increment District “B”.

Increment District No. 15 is the area (within the identified boundary as shown on Exhibit E and described in Exhibit F) from which the tax increment will be generated. The increment will come from ad valorem taxes and from certain designated City of Oklahoma City sales taxes, as established by resolution of the City Council. The ad valorem tax increment is that amount of ad valorem taxes generated in excess of the base assessed value of the increment district. The increment of ad valorem taxes generated from Increment District No. 15 may be used to pay Project Costs as authorized in Section X of this Project Plan and in the Local Development Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as Exhibit O.

The sales tax increment from Increment District No. 15 is the increment of City of Oklahoma City sales taxes generated in Increment District No. 15, as determined by a formula approved by the City Council in accordance with the Local Development Act. The sales tax increment may be used to pay Project Costs authorized in Section X of this Project Plan and as allowed by the Local Development Act.

3. Increment District “B”

Increment District “B” consists of four separate parcels of non-contiguous property (as shown on Exhibit G and as described in Exhibit H). These parcels are the areas that comprise Increment District “B” and are the areas from which tax increment will be generated. The increment will come from ad valorem taxes and from certain designated City of Oklahoma City sales taxes, under a formula as established by the City Council by resolution. The ad valorem tax increment is that amount of ad valorem taxes generated in excess of the base assessed value of the parcels with the increment district. The increment of ad valorem taxes generated from Increment District “B” may be used to pay Project Costs as authorized in Section X of this Project Plan and in the Local Development Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as Exhibit O.

The sales tax increment from Increment District “B” is the increment of City of Oklahoma City sales taxes generated in Increment District “B”, as determined by a formula and procedure to be approved by the City Council in accordance with the Local Development Act. The sales tax increment may be used to pay Project Costs authorized in Section X of this Project Plan and as allowed by the Local Development Act.

4. Increment District “C”

Increment District “C” is the area (within the identified boundaries as shown on Exhibit I and described in Exhibit J) from which the tax increment will be generated. The increment

will come from ad valorem taxes and from certain designated City of Oklahoma City sales taxes, as established by the City Council by resolution. The ad valorem tax increment is that amount of ad valorem taxes generated in excess of the base assessed value of the increment district. The increment of ad valorem taxes generated from Increment District “C” may be used to pay Project Costs as authorized in Section X of this Project Plan and in the Local Development Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as Exhibit O.

The sales tax increment from Increment District “C” is the increment of City of Oklahoma City sales taxes generated in Increment District “C”, as determined by a formula and procedure to be approved by the City Council in accordance with the Local Development Act. The sales tax increment may be used to pay Project Costs authorized in Section X of this Project Plan and as allowed by the Local Development Act.

5. Increment Districts “D” and “E”

Increment Districts “D” and “E” are the areas (within the identified boundary as shown on Exhibits K and M, and described in Exhibits L and N) from which the tax increment will be generated. The increment will come from ad valorem taxes. The ad valorem tax increment is that amount of ad valorem taxes generated in excess of the base assessed value of the increment district. The increment of ad valorem taxes generated from Increment Districts “D” and “E” may be used to pay Project Costs as authorized in Section X of this Project Plan and in the Local Development Act. A map showing a combination of the Project Area boundaries and the Increment District Boundaries is attached as Exhibit O.

As provided in 62 O.S. §856(B)(2), the City Council shall determine the date of commencement for Increment District “B”, Increment District “C”, Increment District “D” and Increment District “E”, which will be declared and set by the Mayor and Council of The City of Oklahoma City by resolution or ordinance within ten years of the date of approval of the Project Plan that created them, respectively.

III. PLAN OBJECTIVES – DEVELOPMENT AND REDEVELOPMENT PROJECTS

The priorities of the Project Plan will be those activities and projects that stimulate development and redevelopment opportunities and encourage investment activities which bring residents and visitors to the Project Area. The objectives of the Project Plan within the Project Area supported by Increment District No. 9, City of Oklahoma City, Increment District No. 15, City of Oklahoma City, and Increment Districts “B”, “C”, “D” and “E” are to:

- A.** Redevelop and revitalize areas in N.E. Oklahoma City within the Project Area which are or have become unproductive, undeveloped, underdeveloped or blighted;
- B.** Promote economic development to increase sales tax revenues, improve property values, and improve economic stability;

- C. Promote economic development to retain jobs and create new jobs;
- D. Stimulate new investment in Oklahoma City;
- E. Preserve and enhance the tax base;
- F. Encourage development of destination retail and entertainment in Oklahoma City's Adventure District to increase local and tourist activity in the area;
- G. To stimulate private and public investment in the Project Area to make possible investment, development and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues for Projects;
- H. Provide development opportunities for other taxing entities in the Increment District; and
- I. Eliminate the status of the Project Area as a food desert.

IV. REVIEW AND APPROVAL OF SPECIFIC DEVELOPMENTS PRIOR TO IMPLEMENTATION

A. Review Procedures.

Prior to expenditure of funds from the Increment District for a specific development (Project), the proposed development and budgetary allocation of an ad valorem or sales tax increment from the Increment District for a proposed development shall be reviewed and approved in accordance with the process and procedures contained in this Section IV to the extent possible.

B. Consideration Process.

1. Staff Advisory Evaluation.

The initial consideration of a proposed development and budgetary allocation for a private or public development shall be submitted to a Staff Advisory Committee, chaired by the City Manager of The City of Oklahoma City (or designee), with representatives of The City of Oklahoma City Finance, Public Works, Planning, and Legal departments, and representation from the Renewal Authority. The staff advisory committee shall determine which proposals should be submitted to the Northeast Renaissance Increment District Review Committee ("Review Committee") in light of project objectives, feasibility, priorities, and funding availability; provided, however, with respect to proposed public developments, the submitting public entity may direct submission to the Review Committee regardless of recommendation from the Staff Advisory Committee.

2. Recommendation by the Northeast Renaissance ~~Project~~ Increment District Review Committee.

The Northeast Renaissance ~~Project~~ Increment District Review Committee shall review the recommendation of the Staff Advisory Committee and the proposed development and budgetary allocation in light of the project objectives, feasibility, priorities, and funding availability and submit its recommendation to the OCEDT and the City Council of The City of Oklahoma City, as appropriate, within 60 days after the Review Committee's receipt of the development proposal.

3. City Council Action and Approval of a Budgetary Allocation.

Upon receipt of the recommendation of the Review Committee, or if no recommendation is received within the 60 day period, the City Council of The City of Oklahoma City may consider the development proposal and the proposed budgetary allocation necessary to leverage or stimulate private and public developments and may approve, deny or modify such recommendation, and if a budgetary allocation is approved, direct the OCEDT to implement the proposed development project under such procedures as each entity may implement from time to time.

4. Consideration by the Oklahoma City Economic Development Trust.

Upon notice of the approval of a budgetary allocation from The City for a proposed development project within the Project Area, OCEDT shall take necessary action to negotiate and approve, to the extent possible, appropriate development or redevelopment agreements, within the budgetary allocation approved by the City Council, to implement the proposed project acting under such procedures as each entity may prescribe from time to time.

If the proposed development project involves property owned by the Renewal Authority within City approved urban renewal or redevelopment project areas, the OCEDT may negotiate and approve appropriate agreements with the Renewal Authority to implement the proposed development project, acting under such procedures as each may prescribe from time to time.

V. ELIGIBILITY OF THE PROJECT PLAN PROJECT AREA AND INCREMENT DISTRICTS.

The Project Area and Increment Districts are blighted as defined in the Urban Renewal Law, 11 O.S. § 38-101, *et seq.* The Project Area contains two areas that are subject to Urban Renewal Plans, the John F. Kennedy Urban Renewal Plan and the Northeast Renaissance Urban Renewal Plan.

The Project Area and the Increment Districts as a whole are blighted due to long-standing conditions of arrested economic development which has impaired the financial vitality and

growth of Oklahoma City and constitutes an economic liability. The Project Area is predominantly unproductive, undeveloped, underdeveloped, and underutilized.

The Project Area and the Increment Districts are blighted within the meaning of the Urban Renewal Law and, therefore, are areas which meet and comply with the statutory definition of “reinvestment area.” Portions of the Project Area and the Increment Districts are within a State designated “Enterprise Area” or “Enterprise Zone.” The Project Area and the Increment Districts meet and comply with these statutory definitions under the Local Development Act.

VI. FINANCIAL IMPACTS

Redevelopment in Increment District No. 9 and the Project Area were previously estimated to stimulate new investment of more than ~~\$300-225~~ Million, with the additional increment districts that estimate may rise to over \$235-350 Million. Increment District “B” is estimated to stimulate new investment of more than \$60 Million. Increment District “C” is estimated to stimulate new investment of more than \$20 Million. Increment Districts “D” and “E” are expected to result in investment of \$30 Million and \$25 Million, respectively. New ad valorem taxes generated outside of the Project Area and the Increment Districts are anticipated to be greater than the new ad valorem taxes generated within the Project Area and Increment Districts.

These positive impacts are directly stimulated by catalyst projects such as the mixed-use development at N.E. 36th Street and Lincoln, anchored by a new grocery store and the construction of a new Senior Health and Wellness Center in a much underserved part of Oklahoma City; the redevelopment of the old Nation Guard Armory; and new senior housing and affordable work force housing developments and which projects would not occur except for the Plan. On balance, the predominant effects on all involved taxing jurisdictions are beneficial. Any negative impacts are those associated with healthy and moderate economic and job growth, which impact may be mitigated. The beneficial impacts are significant and vital to the long-term objectives of the affected taxing jurisdictions.

VII. ESTABLISHMENT OF INCREMENT DISTRICTS

A. ESTABLISHMENT OF INCREMENT DISTRICT NO. 9, CITY OF OKLAHOMA CITY

1. Increment District No. 9, City of Oklahoma City

Increment District No. 9, City of Oklahoma City, was activated by Ordinance 25,081 on January 13, 2015 and will expire June 30, 2040. The increment of ad valorem taxes from Increment District No. 9, City of Oklahoma City, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in Sections VIII and X of this Plan, and in conformance with the Local

Development Act) in the manner authorized pursuant to Section X of this Project Plan for a period not to exceed twenty-five (25) years, or the period required for the payment of such authorized Project Costs, whichever is less.

The increment of The City of Oklahoma City sales taxes generated by Oklahoma City Increment District No. 9, as determined by a formula approved by resolution of the City Council in accordance with the Local Development Act, shall be apportioned to pay Project Costs for a period not to exceed twenty-five (25) years or the period required for payment of the Project Costs authorized pursuant to Section X of this Plan, whichever is less.

2. Effective Date of Increment District and Extension of Time Caused by Litigation.

In the event of any litigation challenging, directly or indirectly, the validity of this Project Plan, the increment district, or challenging, directly or indirectly, any apportionment or disbursement of increment, the time period for the increment district or any apportionment or disbursement shall be tolled for a period of time equal to the pendency of any such litigation as permitted under 62 O.S. § 861(A). The effective date of Increment District No. 9, City of Oklahoma City is January 13, 2015.

3. Apportionment Fund Managed by OCEDT.

During the period of apportionment, the apportionment fund shall constitute funds of the OCEDT, which entity is approved and authorized by The City to issue tax apportionment bonds or notes. Neither the apportionment fund or any apportionment shall at any time constitute a part of the general fund to be apportioned annually by the governing body of the City.

4. Zoning, Comprehensive Plan.

There are no known changes to zoning or the City's Comprehensive Plan required prior to implementing this Plan. Future developments or redevelopments in the Project Area may require changes to the zoning associated with a particular tract of property to be redeveloped or may require possible changes to the City's Comprehensive Plan. Those changes will be dealt with on a project-by-project basis.

B. ESTABLISHMENT OF INCREMENT DISTRICT NO. 15, CITY OF OKLAHOMA CITY

1. Increment District No. 15, City of Oklahoma City

Increment District No. 15, City of Oklahoma City, was activated by Resolution on August 17, 2021, with an effective date of September 1, 2021 and will expire June 30, 2047. The boundaries of Increment District No. 15, City of Oklahoma City, were subsequently amended by Resolution on April 12, 2022, the effective and expiration dates remained unchanged. The increment of ad valorem taxes from Increment

District No. 15, City of Oklahoma City, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in Sections VIII and X of this Plan, and in conformance with the Local Development Act) in the manner authorized pursuant to Section X of this Project Plan for a period not to exceed twenty-five (25) years, or the period required for the payment of such authorized Project Costs, whichever is less.

The increment of The City of Oklahoma City sales taxes generated by Oklahoma City Increment District No. 15, as determined by a formula approved by resolution of the City Council in accordance with the Local Development Act, shall be apportioned to pay Project Costs for a period not to exceed twenty-five (25) years or the period required for payment of the Project Costs authorized pursuant to Section X of this Plan, whichever is less.

2. Effective Date of Increment District and Extension of Time Caused by Litigation.

In the event of any litigation challenging, directly or indirectly, the validity of this Amended and Restated Project Plan, the increment district, or challenging, directly or indirectly, any apportionment or disbursement of increment, the time period for the increment district or any apportionment or disbursement shall be tolled for a period of time equal to the pendency of any such litigation as permitted under 62 O.S. § 861(A). The effective date of Increment District No. 15 City of Oklahoma City is January 13, 2015.

3. Apportionment Fund Managed by OCEDT.

During the period of apportionment, the apportionment fund shall constitute funds of the OCEDT, which entity is approved and authorized by The City to issue tax apportionment bonds or notes. Neither the apportionment fund or any apportionment shall at any time constitute a part of the general fund to be apportioned annually by the governing body of the City.

4. Zoning, Comprehensive Plan.

There are no known changes to zoning or the City's Comprehensive Plan required prior to implementing this Plan. Future developments or redevelopments in the Project Area may require changes to the zoning associated with a particular tract of property to be redeveloped or may require possible changes to the City's Comprehensive Plan. Those changes will be dealt with on a project-by-project basis.

C. ESTABLISHMENT OF INCREMENT DISTRICTS "B", "C", "D" and "E".

1. Increment Districts "B", "C", Establishment and Term of Increment Districts.

- a. Increment Districts "B" and "C".** The Increment Districts will be appropriately numbered and named at the time of initiation of the District by the City Council.

The increment of ad valorem taxes from each Increment District, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in Sections VIII and X of the Project Plan and in conformance with the Local Development Act) and in the manner authorized pursuant to Section X of this Project Plan for a period not to exceed twenty-five (25) years, or the period required for the payment of such authorized Project Costs, whichever is less.

The increment of The City of Oklahoma City sales taxes generated by each Increment District as determined by a formula to be approved by resolution of the City Council in accordance with the Local Development Act, shall be apportioned to pay Project Costs for a period not to exceed twenty-five (25) years or the period required for payment of the Project Costs authorized pursuant to Section X of this Plan, whichever is less.

b. Increment District “D”. The Increment District will be appropriately numbered and named at the time of initiation of the District by the City Council. The increment of ad valorem taxes from the Increment District, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in Sections VIII and X of the Project Plan and in conformance with the Local Development Act) and in the manner authorized pursuant to Section X of this Project Plan for a period not to exceed seven (7) years, or the period required for the payment of such authorized Project Costs, whichever is less.

c. Increment District “E”. The Increment District will be appropriately numbered and named at the time of initiation of the District by the City Council. The increment of ad valorem taxes from the Increment District, in excess of the base assessed value of the Increment District, shall be apportioned to pay Project Costs (as defined in Sections VIII and X of the Project Plan and in conformance with the Local Development Act) and in the manner authorized pursuant to Section X of this Project Plan for a period not to exceed twenty-five (25) years, or the period required for the payment of such authorized Project Costs, whichever is less.

2. Effective Date of Increment District and Extension of Time Caused by Litigation.

In the event of any litigation challenging directly or indirectly the validity of this Plan, the increment district, or challenging directly or indirectly any apportionment or disbursement, the time period for the increment district or any apportionment or disbursement shall be tolled for a period of time equal to the pendency of any such litigation as permitted under 62 O.S. § 861(A). The Increment Districts will be appropriately numbered and named at the time of initiation of the District by the City Council.

3. Apportionment Fund Managed by OCEDT.

During the period of apportionment, the apportionment fund shall constitute funds of the OCEDT, which entity is approved and authorized by The City to issue tax

apportionment bonds or notes. Neither the apportionment fund nor any apportionment shall at any time constitute a part of the general fund to be apportioned annually by the governing body of the City.

4. Zoning, Comprehensive Plan.

There are no known changes to zoning or the City's Comprehensive Plan required prior to implementing this Plan. Future developments or redevelopments in the Project Area may require changes to the zoning associated with a particular tract of property to be redeveloped or may require possible changes to the City's Comprehensive Plan or to the City Code. Those changes will be dealt with on a project-by-project basis.

VIII. AUTHORIZATIONS

A. Administration of Plan. The City is authorized to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto, pursuant to Section 854, Title 62 of the Oklahoma Statutes. OCEDT and the Renewal Authority are the public entities (of which the City is the beneficiary) specifically designated by the City to assist the City in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854, Title 62 of the Oklahoma Statutes, except for approval of this Plan, and those powers enumerated in paragraphs 1, 3, 4, 7, 13 and 16 of Section 854, Title 62 of the Oklahoma Statutes. OCEDT will be the entity primarily responsible for carrying out this Plan. OCEDT is also granted the authority to implement and make minor amendments to this Project Plan, provided those amendments comply with Section 858(D) of the Local Development Act, 62 Okla. Stat. § 850, et seq.

In addition to OCEDT and the Renewal Authority, The City of Oklahoma City may designate other public trusts of which the City is beneficiary to assist in carrying out and administering the provisions of this Plan.

B. Financing and Payment of Project Costs. OCEDT is authorized by the City to: (1) issue tax apportionment bonds or notes, issue other bonds or notes, or both; (2) incur Project Costs, pursuant to Sections VII, VIII, IX, and X of this Plan; (3) provide funds to or reimburse the City or the Renewal Authority for the acquisition of redevelopment Project property, payment of Project Costs, and other payment of costs incurred in support of the implementation of the Project; and (4) incur the costs of issuance of bonds and accumulate appropriate reserves, if any, in connection with them.

The revenue sources expected to finance Project Costs as defined under the Project Plan and under the Local Development Act are the portion of the increments generated by values in excess of the base assessed value within the designated Increment Districts, as defined by this Project Plan and by the sales tax increments generated by the Sales Tax Increment Districts as calculated pursuant to the increment formula(s) to be adopted by the City.

Project Costs will be paid by the OCEDT, the City or other public entity charged with implementing this Plan. Additional supporting public improvements will be provided by the City. The financing of the projected private development in the Project Area will be provided by private equity and private mortgage financing, secured by private redevelopments, or pursuant to and in accordance with redevelopment agreements entered into between the private sector and the OCEDT, the City, or other public entity charged with implementing this Plan.

Additional sources of revenue to fund projects approved under the Project Plan may include Community Development Block Grant Funds and Section 108 loans or other Federal funds, which may be repaid in whole or in part with apportioned tax increments or which may not be repaid, as provided by Federal law. Other possible sources of revenue to pay costs of approved projects may be income or other revenues directly generated by projects within the Increment Districts, which are paid to the City, OCEDT and/or a public trust designated by the City Council as the recipient of such income or revenues.

- C. Person in Charge.** Craig Freeman, the City Manager of Oklahoma City, or his successor in office, acting in his capacity as General Manager of OCEDT, shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained herein. The City Manager (or any successor in office), acting in his capacity as General Manager of OCEDT, is authorized to empower one or more designees to exercise responsibilities in connection with the Project Plan or the implementation of any approved project supported under the Project Plan.

IX. THE ESTIMATED RETURN ON PUBLIC INVESTMENT AND THE ESTIMATED PUBLIC AND PRIVATE INVESTMENT STIMULATED BY THE PLAN.

A. Public Revenue Estimated to Accrue from the Project Plan and Increment District.

Over the lifespan of the ~~three-six~~ designated Increment Districts, between ~~\$34.5~~\$80.5 million and ~~\$36.5~~\$90.5 million is anticipated to be generated in total incremental property taxes. ~~It is also estimated that incremental sales tax revenues are likely to range between \$1,000,000–\$1,750,000 annually in the near term (first 10 years), and between \$2,300,000–\$2,550,000 annually over the longer term.~~ Over the lifespan of the ~~three-six~~ Increment Districts, between \$28.5 million and \$31 million in incremental sales tax is estimated to be generated.

Because the Project Plan is expected to create new investment and new jobs which did not previously exist either within Oklahoma City or within the State of Oklahoma, these new public revenues simply would not be created except for the Plan, the redevelopment projects to be incentivized, and the public and related financial undertakings necessary for its implementation.

B. Private and Public Investments Expected from the Project Plan and Increment District.

Within the Project Area, new private investment of more than ~~\$235~~\$350 million is expected, supported by ~~\$59~~\$73 million in public Project Costs.

X. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY APPORTIONED TAX INCREMENTS.

The Project Costs will be financed by the apportionment of tax increments from the ~~three~~six designated Increment Districts in order to leverage private investment and assist in public developments. As authorized in this Section X, Project Costs may be financed by the apportionment of tax increments.

A. Types of Project Costs.

The eligible Project Costs include the costs of property acquisition, disposition, relocation, site preparation, supporting public facilities, assistance in development financing, and costs related thereto, incurred by a public entity in accordance with this Plan. Eligible Project Costs also include those costs as defined in the Local Development Act at 62 O.S. § 853(14). Project Costs include the costs incurred or to be incurred by the City, OCEDT, or other public entity, in implementing this Project Plan including, but are not limited to, payment and/or reimbursement of costs advanced in connection with the preparation and approval of the Project Plan and the projects supported under the Project Plan. Project Costs also include all costs incurred for the issuance of any bonds or other methods of financing used to finance Project Costs, including, but not limited to administrative costs, organizational costs, professional service costs, acquisition costs, and financing costs and fees. Project costs include general administrative costs of OCEDT, the City or other public entity charged with implementation of the Plan.

B. Estimated Project Costs.

The total Project Costs authorized to be financed by the apportionment of tax increments are outlined below. It is anticipated that Increment from any of the ~~three~~six designated Increment Districts may be used for Project Costs anywhere in the Project Area regardless of which Increment District the revenue was generated.

1. The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment District No. 9 is as follows:

Residential Development	\$ 5,000,000
Retail / Commercial Development	\$ 15,000,000
Public Improvements and Development	\$ 8,000,000

Other Public Developments	\$ 3,000,000
Total Budget	<u>\$ 31,000,000</u>

2. The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment District No. 15 and Increment District “B” is projected as follows:

Residential Development	\$ 5,000,000
Retail / Commercial Development	\$ 10,000,000
Public Improvements and Development	\$ 2,000,000
Other Public Developments	\$ 2,000,000
Total Budget	<u>\$ 19,000,000</u>

3. The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment District “C” is projected as follows:

Residential Development	\$ 2,500,000
Retail / Commercial Development	\$ 7,500,000
Public Improvements and Development	\$ 1,000,000
Other Public Developments	\$ 1,000,000
Total Budget	<u>\$ 12,000,000</u>

4. The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment Districts “D” is projected as follows:

<u>Retail / Commercial Development</u>	<u>\$ 1,500,000</u>
<u>Public Improvements and Development</u>	<u>250,000</u>
<u>Other Public Developments</u>	<u>\$ 250,000</u>
<u>Total Budget</u>	<u>\$ 2,000,000</u>

5. The budget for Project Costs and the estimated allocation of increment among redevelopment categories for Increment Districts “E” is projected as follows:

<u>Retail / Commercial Development</u>	<u>\$ 7,000,000</u>
<u>Public Improvements and Development</u>	<u>\$ 1,000,000</u>
<u>Other Public Developments</u>	<u>\$ 1,000,000</u>
<u>Total Budget</u>	<u>\$ 9,000,000</u>

Total Project Costs: ~~\$62,000,000~~ \$73,000,000

Plus interest and the costs of financing incurred in connection with the Project and Project activities, as well as general administrative costs of OCEDT, the Renewal Authority, the City, or other public entity, incurred in connection with implementation of the Project Plan, in an amount up to 5% of the annual tax increment revenues.

Budgeted funds in the “Other Public Development” category may be provided to other public taxing entities to be used for projects within the Project Area.

~~Budgeted funds in the “Other Public Development” category may be provided directly to other public taxing entities as a specific revenue source in accordance with Oklahoma Constitution Article X, Section 6C, Subsection B, and may therefore be used for activities outside the Project Area.~~

C. Additional Project Costs.

Additional costs necessary or appropriate to implementing this Project Plan which are to be financed by other than apportioned tax increments may be approved by the City at any time. The provisions of this Section X are not a limitation on costs to be financed by other than apportioned tax increments. Nothing herein shall require the City to use other sources of funds to pay Project Costs.

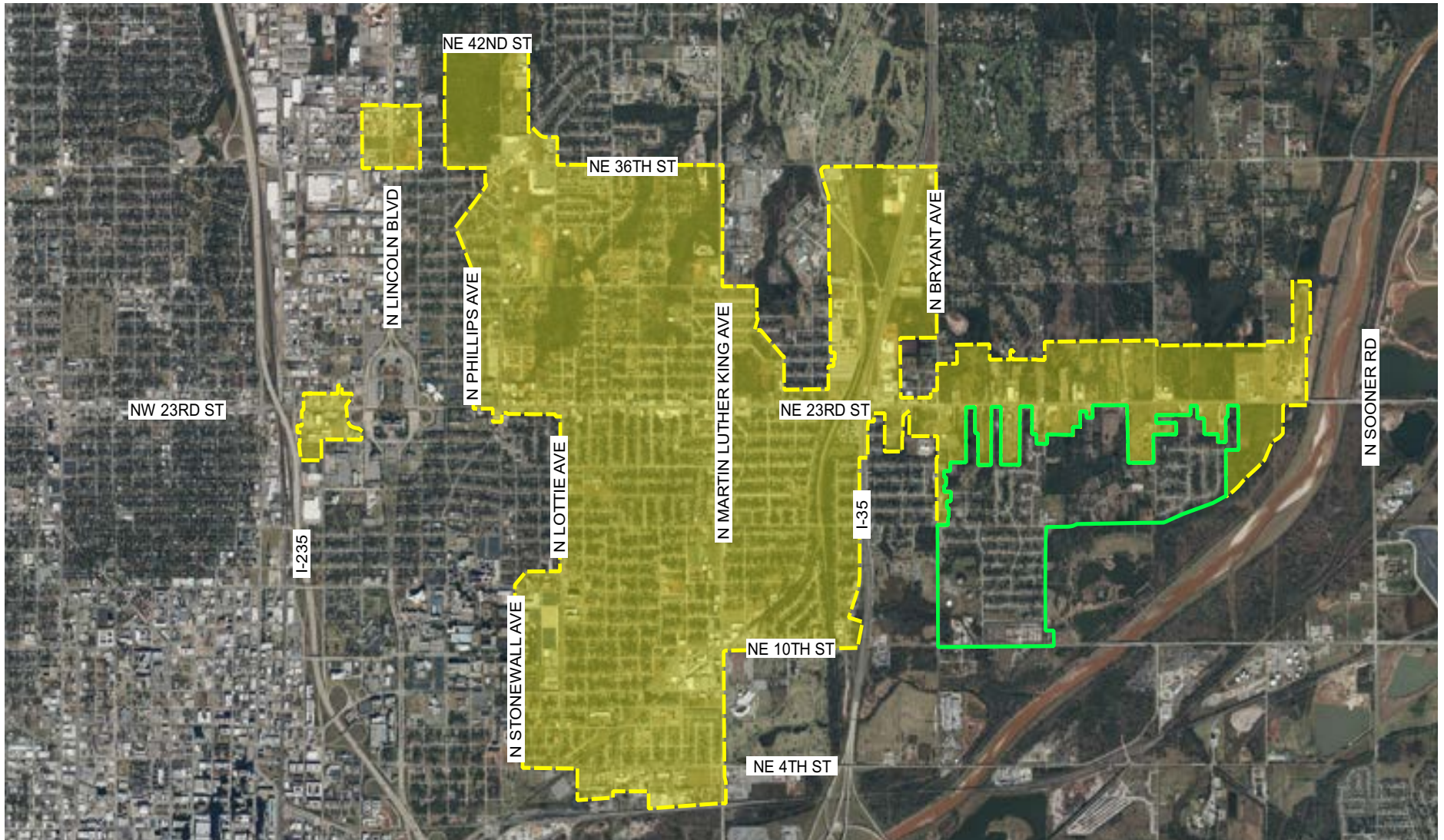
XI. REFERENCES

1. Oklahoma City Comprehensive Plan 2000
2. The John F. Kennedy Urban Renewal Plan
3. The Northeast Renaissance Urban Renewal Plan
4. State Enterprise Zone Maps

XII. Exhibits

- A. Map of Project Area for NE Renaissance Redevelopment Project Plan
- B. Legal Description for Project Area
- C. Map of Increment District No. 9, City of Oklahoma City
- D. Legal Description for Increment District No. 9, City of Oklahoma City
- E. Map of Increment District No. 15, City of Oklahoma City
- F. Legal Description for Increment District No. 15, City of Oklahoma City
- G. Map of Increment District “B”
- H. Legal Description for Increment District “B”
- I. Map of Increment District “C”
- J. Legal Description for Increment District “C”
- K. Map of Increment District “D”
- L. Legal Description of Increment District “D”
- M. Map of Increment District “E”
- N. Legal Description of Increment District “E”
- O. Map showing combined Project areas and Increment Districts

EXHIBIT A
PROJECT AREA (SOUTHERN PORTION)





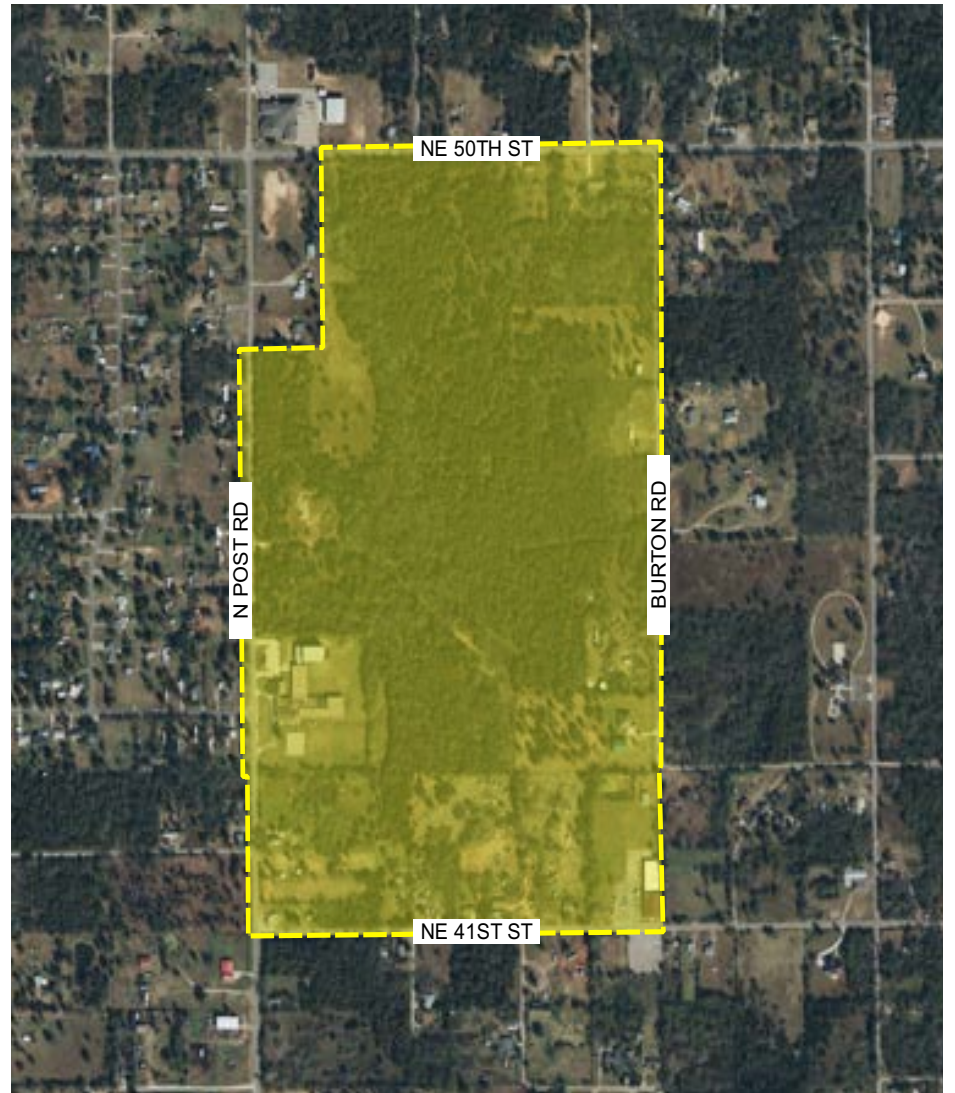
-  NORTHEAST RENAISSANCE TIF PROJECT AREA
-  FUTURE NORTHEAST RENAISSANCE TIF PROJECT AREA

EXHIBIT A (CONTINUED)
PROJECT AREA (NORTHERN PORTION)



 NORTHEAST RENAISSANCE TIF PROJECT AREA

Exhibit B
Legal Description of Project Area

A tract of land being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Thirty-five (35) all in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Nineteen (19), Twenty (20), Twenty-nine (29) and Thirty (30), all in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the intersection of the West right-of-way line of N. Laird Avenue and the South right-of-way line of N.E. 23rd Street, said point being the POINT OF BEGINNING;

THENCE North and Northwest (NW) along and with the West right-of-way line of N. Laird Avenue to the Northwest right-of-way line of Spring Lake Drive;

THENCE Northeast along and with the Northwest right-of-way line of Spring Lake Drive to the Southernmost Corner of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition;

THENCE Northwest and North along and with the West line of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition to the South right-of-way line of N.E. 36th Street;

THENCE West along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Phillips Avenue;

THENCE North along and with the West right-of-way line of N. Phillips Avenue to the North right-of-way line of N.E. 42nd Street;

THENCE East along and with the North right-of-way line of N.E. 42nd Street to the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West;

THENCE South along and with the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West to the Northwest (NW) Corner of Block Twelve (12) as shown on the recorded plat Park Estates;

THENCE South along and with the West line of Block Twelve (12) as shown on the recorded plat Park Estates to the North right-of-way line of Springlake Drive;

THENCE Northeast along and with the North right-of-way line of Springlake Drive to the extended South right-of-way line of N.E. 38th Street;

THENCE Southeast and East along and with the South right-of-way line of NE 38th Street to the East right-of-way line of Staton Drive;

THENCE South along and with the East right-of-way line of Staton Drive to the North right-of-way line of N.E. 36th Street;

THENCE East along and with the North right-of-way line of N.E. 36th Street to the East right-of-

way line of N. Martin Luther King Avenue;

THENCE South along and with the East right-of-way line of N. Martin Luther King Avenue to the North right-of-way line of N.E. 30th Street;

THENCE East along and with the North right-of-way line of N.E. 30th Street to the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE South along and with the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition to the South right-of-way line of N.E. 28th Street;

Thence East along and with the South right-of-way line of N.E. 28th Street to the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE Southwest along and with the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition to the North right-of-way line of N.E. 27th Street;

THENCE East along and with the North right-of-way line of N.E. 27th Street to the extended Northeast right-of-way line of Normandy Street;

THENCE Southeast along and with the extended Northeast right-of-way line of Normandy Street to the North right-of-way line of N.E. 25th Street;

THENCE South along and with the East right-of-way line of Highland Drive to the North right-of-way line of Madison Street;

THENCE East along and with the North right-of-way line of Madison Street to the West right-of-way line of Miramar Boulevard;

THENCE North along and with the West right-of-way line of Miramar Boulevard approximately 462 feet;

THENCE East approximately 125 feet; THENCE North approximately 134 feet;

THENCE West approximately 75 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard approximately 32 feet;

THENCE East approximately 100 feet; THENCE North approximately 134 feet;

THENCE West approximately 100 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard to the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the East right-of-way line of Grand Boulevard;

THENCE Northwest along and with the East right-of-way line of Grand Boulevard to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Bryant Avenue;

THENCE South along and with the West right-of-way line of Bryant Avenue to the North right-of-way line of N.E. 27th Street (unimproved);

THENCE West along and with the North right-of-way line of N.E. 27th Street (unimproved) to the East right-of-way line of Sycamore Street (unimproved);

THENCE South along and with the East right-of-way line of Sycamore Street (unimproved) to the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition;

THENCE East along and with the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition extended and the South line of the 20 foot Alley in Block Four (4) as shown on the recorded plat Wails' 2nd Addition to a point 10 foot West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition;

THENCE North parallel to and 10 foot West of the extended East line of Lot Seven (7) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition to the South right-of-way line of N.E. 24th Street;

THENCE East along and with the South right-of-way line of N.E. 24th Street to the West right-of-way line of Bryant Avenue;

THENCE North along and with the West right-of-way line of Bryant Avenue approximately 571.6 feet;

THENCE East approximately 482 feet;

THENCE North approximately 416 feet;

THENCE East approximately 804 feet;

THENCE South approximately 336 feet;

THENCE East approximately 496 feet;

THENCE North approximately 187.88 feet;

THENCE Northeast to Southernmost Corner of Lot One (1) of Block Eight (8) as shown on the recorded plat South Forest Park Addition;

THENCE Southeast along and with the South line of the recorded plat South Forest Park Addition

to the Westernmost Corner of Lot Two (2) of Block Seven (7) as shown on the recorded plat South Forest Park Addition;

THENCE Southwest approximately 16.97 feet; THENCE South approximately 168.71 feet;

THENCE East to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) as shown on the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 64 feet;

THENCE East to the East right-of-way line of Bartell Road;

THENCE North along and with the East right-of-way line of Bartell Road to the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 610 feet;

THENCE North to the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 426.6 feet;

THENCE South approximately 1331.13 feet; THENCE West approximately 100 feet;

THENCE South to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 584 feet;

THENCE South approximately 693.83 feet;

THENCE Southwesterly approximately 113.15 feet;

THENCE Southwesterly approximately 195 feet;

THENCE Southwesterly approximately 205.95 feet;

THENCE Southwesterly approximately 13.92 feet;

THENCE Southwesterly approximately 181.99 feet;

THENCE Southwesterly approximately 260.90 feet;

THENCE Southwesterly approximately 401.35 feet;

THENCE Southwesterly approximately 211.70 feet;

THENCE Southwesterly approximately 187.60 feet;

THENCE Southwesterly approximately 203.20 feet;

THENCE Southwesterly approximately 21.32 feet to the East line of the recorded plat Day's Garden Addition;

THENCE North along and with the East line of the recorded plat Day's Garden Addition approximately 1028.9 feet;

THENCE East approximately 300 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 250 feet

THENCE South approximately 250 feet; THENCE West approximately 50 feet;

THENCE South to the North line of the recorded plat Day's Garden Addition;

THENCE West along and with the North line of Day's Garden Addition approximately 190 feet;

THENCE North approximately 175 feet;

THENCE West approximately 330 feet;

THENCE North approximately 350 feet;

THENCE West approximately 165 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West to the East right-of-way line of Peachtree Street;

THENCE South along and with the East right-of-way line of Peachtree Street approximately 200 feet;

THENCE West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 175 feet;

THENCE East approximately 471.5 feet; THENCE South approximately 250 feet;

THENCE West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road approximately 620 feet;

THENCE West approximately 610 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Palomino Drive;

THENCE South along and with the East right-of-way line of Palomino Drive to the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE West along and with the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE North along and with the West line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision approximately 141 feet;

THENCE West approximately 150 feet; THENCE South approximately 341 feet;

THENCE West to the West line of Block One (1) as shown on the recorded plat Suburban Acres;

THENCE South along and with the West line of Block One (1) as shown on the recorded plat Suburban Acres approximately 171.4 feet;

THENCE West to the East right-of-way line of Ray Avenue;

THENCE South along and with the East right-of-way line of Ray Avenue approximately 212 feet;

THENCE West to the East line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE North along and with the East line of Block One (1) as shown on the recorded plat Warrior Heights to the Northeast (NE) Corner of Lot Eleven (11) of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights approximately 116 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 297 feet;

THENCE South to the North line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat

Warrior Heights and the North line of Block One (1) as shown on the recorded plat Garden Oaks approximately 462 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 211.7 feet;

THENCE South to a point on the North line of the recorded plat Garden Oaks;

THENCE West along and with the North line of the recorded plat Garden Oaks and the North line of Block Five (5) as shown on the recorded plat Dykins Heights Addition approximately 330 feet;

THENCE North approximately 690 feet; THENCE West approximately 65 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 220 feet to the West right-of-way line of Michigan Avenue (vacated);

THENCE South along and with the West right-of-way line of Michigan Avenue (vacated) to the North right-of-way line of N.E. 20th Street;

THENCE West along and with the North right-of-way line of N.E. 20th Street to the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the Southwest (SW) Corner of said Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 19th Street;

THENCE East along and with the North right-of-way line of N.E. 19th Street to the extended East line of Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the East line of said Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the Southeast (SE) Corner of said Lot Six (6) Block 11 as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 18th Street;

THENCE East along and with the North right-of-way line of N.E. 18th Street to the extended East line of Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the East line of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 16th Street;

THENCE West along and with the North right-of-way line of N.E. 16th Street to the West right-of-way line of Bryant Avenue;

THENCE North along and with the West right-of-way line of Bryant Avenue to the North line of Block One (1) as shown on the recorded plat Bryant Center;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Bryant Center to the Southeast (SE) Corner of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE North along and with the East line of Block Six (6) as shown on the recorded plat Bryant Center to the Northeast (NE) Corner of Lot Nine (9) of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE Southwesterly and South along and with the East right-of-way line of Farris Avenue to the South right-of-way line of N.E. 20th Street;

THENCE West along and with the South right-of-way line of N.E. 20th Street to the East line of the recorded plat Success Heights;

THENCE North along and with the East line of the recorded plat Success Heights to the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights;

THENCE West along and with the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights to a point 25 feet West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block One (1) as shown on the recorded plat Success Heights;

THENCE South to the South right-of-way line of N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the East right-of-way line of Grand Boulevard;

THENCE South along and with the East right-of-way line of Grand Boulevard to the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the Northeast (NE) Corner of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE, S 01° and 09' E along the west line of Grand Boulevard a distance of 1533.0 feet to a point in the south line of N. E. Sixteenth Street, said point being the northeast corner of Block 1 Hassman's Addition in said Oklahoma City;

THENCE, S 89° 43' E along the south line of N. E. Sixteenth Street a distance of 7.3 feet to a point in the west line of Grand Boulevard, said point being 7.3 feet east of the northeast corner of said Block 1;

THENCE, S 00° 20' E along the west line of Grand Boulevard a distance of 929.3 feet to a point of curve;

THENCE, along a curve to the right whose radius is 1810.3 feet a distance of 695.1 feet to a point, said curve being the west line of Grand Boulevard;

THENCE, S 21° 40' W along the west line of Grand Boulevard a distance of 416.4 feet to a point, said point being the intersection of the west line of Grand Boulevard and the South line of Park Place;

THENCE, S 76° 28' E a distance of 202.0 feet to a point in the east line of Grand Boulevard, said point being the northwest corner of Hassman's Heights Addition No. 3 in said Oklahoma City;

THENCE, S 67° 29' E along the north line of said Hassman's Heights Addition No. 3 a distance of 180.0 feet to a point, said point being the northeast corner of said Hassman's Heights Addition No. 3;

THENCE S 10° 39' W along the east line of said Hassman's Heights Addition No. 3 a distance of 546.4 feet to a point in the south line of N. E. Tenth Street, said point being 177.5 feet east of the intersection of the south line of N. E. Tenth Street with the east line of Grand Boulevard;

THENCE, S 89° 55' W along the south line of N. E. Tenth Street a distance of 3180.6 feet to a point, said point being the intersection of the south line of N. E. Tenth Street and the southeast line of the Missouri, Kansas and Texas Railroad;

THENCE, S 55° 09' W along the southeast line of said M.K.T.R.R. a distance of 123.0 feet to a point, said point being the intersection of the southeast line of said RR and the east line of N. Eastern Avenue.

THENCE, S 00° 19' W along the east line of N. Eastern Avenue a distance of 3323.0 feet to a point, said point being the intersection of the east line of N. Eastern Avenue and the north line of the Chicago, Rock Island and Pacific Railroad;

THENCE, S 86° 04' W along the north line of said C.R.I. & P.R.R. a distance of 1747.9 feet to a point, said point being the intersection of the north line of the C.R.I. & P.R.R. and the east line of N. Kelham Avenue;

THENCE, North along the east line of N. Kelham Avenue a distance of 355.3 feet to a point, said point being the northwest corner of Lot 22 Block 8 Minnie Page Addition in said Oklahoma City;

THENCE, West along the north line of Lots 32 through 17 Block 3 and Lots 32 through 17 Block 4 of said Minnie Page Addition, a distance of 920.0 feet to a point in the east line of N. Fonshill Avenue, said point being the northwest corner of Lot 17 of said Block 4;

THENCE, South along the east line of N. Fonshill Avenue a distance of 122.0 feet to a point in the north line of said C.R.I. & P.R.R., said point being 18.0 feet north of the southwest corner of Lot 17 of said Block 4;

THENCE, S 86° 04' W along the north line of said C.R.I. & P.R.R. a distance of 849.0 feet to a point, said point being 30.0 feet south of the southwest corner of Block 3 Webster Addition in said Oklahoma City;

THENCE, N 01° 20' E along the west line of Block 3 and Block 2 of said Webster Addition a distance of 702.3 feet to a point in the south line of N. E. Fourth Street, said point being the northwest corner of said Block 2;

THENCE, N 89° 48' W along the south line of N. E. Fourth Street a distance of 1300.0 feet to a point, said point being 60.0 feet south of the southeast corner of Lot 16 Block 25 Park Place Addition in said Oklahoma City;

THENCE, N 00° 04' W along the east line of Lots 16 through 1 Block 25 and Lots 14 through 1 Block 10 of said Park Place Addition a distance of 876.4 feet to a point in the south line of N. E. Sixth Street, said point being the northeast corner of Lot 1 of said Block 10;

THENCE, West along the south line of N. E. Sixth Street a distance of 90.0 feet to a point, said point being 60.0 feet south of the southwest corner of Lot 23 Block 32 Oak Park Addition in said Oklahoma City;

THENCE, N 00° 04' W along the west line of Lots 23, 18 Block 32 and Lots 23, 18 Block 25 of said Oak Park Addition a distance of 685.0 feet to a point, said point being 65.0 feet south of the northwest corner of Lot 18 of said Block 25;

THENCE, East a distance of 75.0 feet to a point, said point being 65.0 feet south of the northeast corner of Lot 16 of said Block 25;

THENCE, N 00° 04' W along the east line of Lot 16 of said Block 25 a distance of 65.0 feet to a point in the south line of N. E. Eighth Street, said point being the northeast corner of said Lot 16;

THENCE, West along the south line of N. E. Eighth Street a distance of 75.0 feet to a point, said point being the northwest corner of Lot 18 of said Block 25;

THENCE, N 00° 04' W along the west line of Lots 23, 18 Block 18 and Lot 23 Block 11 of said Oak Park Addition a distance of 620.0 feet to a point, said point being the southwest corner of Lot 18 of said Block 11;

THENCE, East along the south line of Lot 18 of said Block 11 a distance of 25.0 feet to a point, said point being the southeast corner of said Lot 18;

THENCE, N 00° 04' W along the east line of Lot 18 of said Block 11 a distance of 150.0 feet to a point in the south line of N. E. Tenth Street, said point being the northeast corner of said Lot 18;

THENCE, West along the south line of N. E. Tenth Street a distance of 25.0 feet to a point, said point being the northwest corner of Lot 18 of said Block 11;

THENCE, N 00° 04' W along the west line of Lot 18 Block 4 of said Oak Park Addition a distance of 200.0 feet to a point, said point being 63.9 feet south of the northwest corner of said Lot 18;

THENCE, East a distance of 80.0 feet to a point, said point being 63.9 feet south of and 5.0 feet east of the northwest corner of Lot 15 of said Block 4;

THENCE, N 00° 04' W a distance of 63.9 feet to a point in the north line of said Block 4, said point being 5.0 feet east of the northwest corner of Lot 15 of said Block 4;

THENCE, West along the north line of said Block 4 a distance of 80.0 feet to a point, said point being the northwest corner of Lot 18 of said Block 4;

THENCE, N 00° 04' W along the west line of Lot 18 Block 16 Culbertson Heights Addition in said Oklahoma City a distance of 166.0 feet to a point in the centerline of N. E. Park Place, said point being 25.0 feet north of the northwest corner of said Lot 18;

THENCE, West along the centerline of N. E. Park Place a distance of 80.0 feet to a point, said point being the most southerly intersection of the centerlines of N. E. Park Place and N. Stonewall Avenue;

THENCE, N 00° 04' W along the centerline of N. Stonewall Avenue a distance of 27.1 feet to a point, said point being the most northerly intersection of the centerlines of N. E. Park Place and N. Stonewall Avenue;

THENCE, S 89° 54' W along the centerline of N. E. Park Place a distance of 30.0 feet to a point in the west line of N. Stonewall Avenue said point being 30.0 feet south of the southeast corner of Lot 26 Block 18 of said Culbertson Heights Addition;

THENCE, N 00° 04' W along the west line of N. Stonewall Avenue a distance of 1190.3 feet to a point in the north line of N. E. Thirteenth Street, said point being the southeast corner of Block 21 of said Culbertson Heights Addition;

THENCE, N 42° 21' E along the northwest line of N. E. Thirteenth Street a distance of 395.0 feet to a point in the north line of N. E. Thirteenth Street, said point being 20.0 feet west of the southeast corner of Lot 29 Block 11 of said Culbertson Heights Addition;

THENCE, East along the north line of N. E. Thirteenth Street a distance of 809.0 feet to a point

in the west line of N. Lottie Avenue, said point being the southeast corner of Block 6 of said Culbertson Heights Addition;

THENCE, N 00° 04' W along the west line of N. Lottie Avenue a distance of 2305.8 feet to a point in the north line of N.E. Twentieth Street, said point being 10.8 feet west of the southeast corner of Lot 4 Block 13 Summit Heights Addition in said Oklahoma City;

THENCE, East along the north line of N. E. Twentieth Street a distance of 15.6 feet to a point in the west line of N. Lottie Avenue, said point being 9.8 feet east of the southeast corner of Lot 4 of said Block 13;

THENCE, N 00° 04' W along the west line of N. Lottie Avenue a distance of 1086.2 feet to a point in the south line of Lot 42 Block 4 Prospect Heights Addition in said Oklahoma City, said point being 114.7 feet east of the southwest corner of said Lot 42;

THENCE West along and with the South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the Southwest (SW) Corner of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE North along and with the West line of Lots Forty-two (42) and Forty-three (43) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park;

THENCE West along and with the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park to the Southeast (SE) Corner of Lot One (1) Block One (1) as shown on the recorded plat Glen Ellyn Place;

THENCE continuing West along and with the extended South line of Lots One (1) through Five (5) of Block One (1) and the extended South line of Lots One (1) through Five (5) of Block Two (2) as shown on the recorded plat Glen Ellyn Place to the East line of the 10.6 feet Alley as shown on the recorded plat Sunrise Addition;

THENCE continuing West along and with extended South line of the 10 foot Alley as shown on the recorded plat Sunrise Addition to the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition;

THENCE North along and with the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition to the Southeast (SE) Corner of Lot Four (4) as shown on the recorded plat Sunrise Addition;

THENCE West along and with the South line of Lot Four (4) as shown on the recorded plat Sunrise Addition to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE West along and with the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition to the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE North along and with the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the POINT OF BEGINNING.

AND

Increment District No. 15, City of Oklahoma City
(N.E. 36th & Lincoln)

Two tracts of land being a part of Sections Fifteen (15) and Twenty-two (22), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of N. Phillips Avenue and the South right-of-way line of N.E. 36th Street;

THENCE East, along and with the South right-of-way line of N.E. 36th Street to the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the Northeast (NE) Corner of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the North line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the West right-of-way line of N. Phillips Avenue;

THENCE South along and with the West right-of-way line of N. Phillips Avenue to the POINT OF BEGINNING.

AND

Beginning at the intersection of the East right-of-way line of Lindsay Avenue and the South right-of-way line of N.E. 36th Street, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of Lindsay Avenue to the North right-of-way line of N.E. 39th Street;

THENCE West along and with the North right-of-way line of N.E. 39th Street to the West right-of-way line of Stiles Avenue;

THENCE South along and with the West right-of-way line of Stiles Avenue to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the POINT OF BEGINNING.

AND

(Marcus Garvey School)

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

All of Lot Fifteen (15) as shown on the recorded plat Raney Addition.

Increment District "B"
(Creston Hills School)

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

All of Lot A as shown on the recorded plat Creston Hills Addition Book 72 Plats, Page 91.

AND

(Commercial MLK Land)

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the East right-of-way line of Martin Luther King Boulevard and the South right-of-way line of N.E. 25th Street, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of Martin Luther King Boulevard to the Northwest (NW) Corner of Lot Fourteen (14) Block Three (3) as shown on the recorded plat Lyon 2nd Addition;

THENCE East along and with the North line of said Lot Fourteen (14) extended to the East line of the North/South 20' Alley in Block Three (3) as shown on the recorded plat Lyon 2nd Addition;

THENCE South along and with the East line of the North/South 20' Alley in Blocks Three (3), Six (6) and Seven (7) extended to the South right-of-way line of N.E. 25th Street;

THENCE West along and with the South right-of-way line of N.E. 25th Street to the POINT OF BEGINNING.

AND

(Truman Site)

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 13th Street and the East right-of-way line of Kelham Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.E. 13th Street to the West right-of-way line of Missouri Avenue;

THENCE South along and with the West right-of-way line of Missouri Avenue to the North line of the recorded plat Edgemont;

THENCE West along and with the North line of the recorded plat Edgemont to the East right-of-way line of Kelham Avenue;

THENCE North along and with the East right-of-way line of Kelham Avenue to the POINT OF BEGINNING.

AND

(N.E. 23rd Street Properties)

A tract of land being a part of the Sections Twenty-two (22) and Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of Walnut Avenue and the North right-of-way line of N.E. 21st Street, said point being the POINT OF BEGINNING;

THENCE East along and with the North right-of-way line of N.E. 21st Street to the West right-of-way line of Lincoln Boulevard;

THENCE Northerly along and with the West right-of-way line of Lincoln Boulevard to the South right-of-way line of E. Madison Street;

THENCE West along and with the South right-of-way line of E. Madison Street to the extended East line of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition;

THENCE North along and with the extended East line of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition to the Northeast (NE) Corner of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition;

THENCE West along to the East right-of-way line of Walnut Avenue;

THENCE South along and with the East right-of-way line of Walnut Avenue to the South right-of-way line of E. Madison Street;

THENCE West along and with the South right-of-way line of E. Madison Street to the Northwest (NW) Corner of Lot Four (4) Block Three (3) as shown on the recorded plat Madison Park;

THENCE South along and with the extended West line of Lot Four (4) Block Three (3) as shown on the recorded plat Madison Park to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the Northwest (NW) Corner of Lot Six (6) Block Seven (7) as shown on the recorded plat State Capitol Addition;

THENCE South along and with the West line of Lot Six (6) Block Seven (7) as shown on the recorded plat State Capitol Addition extended to the South right-of-way line of platted N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the Northwest (NW) Corner of Lot Eight (8) Block Eight as shown on the recorded plat State Capitol Addition;

THENCE South along and with the West line of Lot Eight (8) Block Eight as shown on the recorded plat State Capitol Addition to the Northwest (NW) Corner of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition;

THENCE East along and with the north line of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition to the Northeast (NE) Corner of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition;

THENCE South along and with the East line of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition extended to the South right-of-way line of N.E. 21st Street;

THENCE West along and with the South right-of-way line of N.E. 21st Street to the East right-of-way line of Interstate 235;

THENCE Southeasterly along and with the East right-of-way line of Interstate 235 approximately 359.5 feet to the Northwest (NW) Corner of a tract of land recorded in Book 12723, Page 1207;

THENCE East along and with the North line of said tract of land recorded in Book 12723, Page 1207 to the West right-of-way line of Walnut Avenue;

THENCE North along and with the West right-of-way line of Walnut Avenue to the POINT OF BEGINNING.

AND

(Adventure District Area)

A tract of land being a part of Sections 1, 2, 11, 12 & 13 Township 12 North, Range 3 West and being a part of Sections 6, 7 & 18 Township 12 North, Range 2 West and a part of Section 31 Township 13 North, Range 2 West and a part of Section 36 Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 50th Street and the East right-of-way line of N. Bryant Avenue, said intersection being the POINT OF BEGINNING;

THENCE West, along and with the South right-of-way line of N.E. 50th Street to the Southwesterly right-of-way line of N.E. Grand Boulevard;

THENCE Northwesterly, along and with the Southwesterly right-of-way line of N.E. Grand Boulevard to the West right-of-way line of N. Martin Luther King Avenue;

THENCE North, along and with the West right-of-way line of N. Martin Luther King Avenue to the North right-of-way line of E. Wilshire Boulevard;

THENCE East, along and with the North right-of-way line of E. Wilshire Boulevard to the East right-of-way line of N. I-35 Service Road;

THENCE Southwesterly, along and with the East right-of-way line of N. I-35 Service Road to the East right-of-way line of Bryant Avenue;

THENCE Southwesterly and South, along and with the East right-of-way line of Bryant Avenue to the POINT OF BEGINNING.

AND

(Increment District "E")

A tract of land being a part of Sections 7 and 18 Township 12 North, Range 1 West and being a part of Sections 12 and 13 Township 12 North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 41st Street and the West right-of-way line of Post Road, said intersection being the POINT OF BEGINNING;

THENCE North along and with the West right-of-way line of Post Road to the extended South line of a tract of land recorded in Book 12822, Page 654 (Macias & Munoz Tract), said South line being 810 feet South of the Northwest Corner of the NW/4 of said Section 18;

THENCE East along and with the South line extended of said Macia & Munoz Tract to the Southeast Corner of said of said Macia & Munoz Tract;

THENCE North parallel with and 330 feet East of the West line of the NW/4 of said Section 18 to the North right-of-way line of N.E. 50th Street;

THENCE East along and with the North right-of-way line of N.E. 50th Street to the extended East right-of-way line of Burton Road;

THENCE South along and with the East right-of-way line of Burton Road extended to the North right-of-way line of N.E. 43rd Street;

THENCE Southerly to the Northeast Corner of Lot 12 Green Pastures Addition;

THENCE South along and with the East line of Lots 12 and 11 Green Pastures Addition extended to the South right-of-way line of N.E. 41st Street;

THENCE West along and with the South right-of-way line of N.E. 41st Street extended to the POINT OF BEGINNING.

AND UPON INITIATION OF INCREMENT DISTRICT "C" THE PROJECT AREA WILL BE EXPANDED TO INCLUDE THE FOLLOWING DESCRIBED AREA:

A tract of land being a portion of Sections Twenty-five (25) and Thirty-six (36) in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Twenty-nine (29), Thirty (30) and Thirty-one (31) all in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of N.E. 16th Street and the West right-of-way line of Bryant Avenue, said point being the POINT OF BEGINNING;

THENCE South along and with the West right-of-way line of Bryant Avenue to the South right-of-way line of N.E. 10th Street;

THENCE East along and with the South right-of-way line of N.E. 10th Street to the centerline of unimproved Adkins Street as shown on the recorded plat East Tenth Street Addition;

THENCE North along and with the centerline of unimproved Adkins Street as shown on the recorded plat East Tenth Street Addition to the South right-of-way line of N.E. 11th Street as shown on the recorded plat East Tenth Street Addition;

THENCE West along and with the South right-of-way line of N.E. 11th Street as shown on the recorded plat East Tenth Street Addition to the East right-of-way line of Redbud Drive as shown on the recorded plat Garden Oaks Second Addition;

THENCE North along and with the East right-of-way line of Redbud Drive as shown on the recorded plat Garden Oaks Second Addition and the recorded plat Garden Oaks Addition to the South right-of-way line of N.E. 16th Street;

THENCE East along and with the South right-of-way line of N.E. 16th Street to the North line of the SE/4 of Section Thirty (30), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the SE/4 of Section Thirty (30), Township Twelve (12) North, Range Two (2) West to the Southwest (SW) Corner of the recorded plat Day's Garden Addition;

THENCE East and Northeasterly along and with the South line of the recorded plat Day's Garden Addition to the Southeast (SE) Corner of the recorded plat Day's Garden Addition;

THENCE North along and with the East line of the recorded plat Day's Garden Addition approximately 1028.9 feet;

THENCE East approximately 300 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 250 feet

THENCE South approximately 250 feet; THENCE West approximately 50 feet;

THENCE South to the North line of the recorded plat Day's Garden Addition;

THENCE West along and with the North line of Day's Garden Addition approximately 190 feet;

THENCE North approximately 175 feet;

THENCE West approximately 330 feet; THENCE North approximately 350 feet; THENCE West approximately 165 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street; THENCE West to the East right-of-way line of Peachtree Street;

THENCE South along and with the East right-of-way line of Peachtree Street approximately 200 feet;

THENCE West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 175 feet;

THENCE East approximately 471.5 feet; THENCE South approximately 250 feet;

THENCE West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road approximately 620 feet;

THENCE West approximately 610 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Palomino Drive;

THENCE South along and with the East right-of-way line of Palomino Drive to the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE West along and with the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE North along and with the West line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision approximately 141 feet;

THENCE West approximately 150 feet; THENCE South approximately 341 feet;

THENCE West to the West line of Block One (1) as shown on the recorded plat Suburban Acres;

THENCE South along and with the West line of Block One (1) as shown on the recorded plat Suburban Acres approximately 171.4 feet;

THENCE West to the East right-of-way line of Ray Avenue;

THENCE South along and with the East right-of-way line of Ray Avenue approximately 212 feet;

THENCE West to the East line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE North along and with the East line of Block One (1) as shown on the recorded plat Warrior Heights to the Northeast (NE) Corner of Lot Nine (9) of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat

Warrior Heights approximately 116 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 297 feet;

THENCE South to the North line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights and the North line of Block One (1) as shown on the recorded plat Garden Oaks approximately 462 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 211.7 feet;

THENCE South to a point on the North line of the recorded plat Garden Oaks;

THENCE West along and with the North line of the recorded plat Garden Oaks and the North line of Block Five (5) as shown on the recorded plat Dykins Heights Addition approximately 330 feet;

THENCE North approximately 690 feet; THENCE West approximately 65 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 220 feet to the West right-of-way line of Michigan Avenue (vacated);

THENCE South along and with the West right-of-way line of Michigan Avenue (vacated) to the North right-of-way line of N.E. 20th Street;

THENCE West along and with the North right-of-way line of N.E. 20th Street to the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the Southwest (SW) Corner of said Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 19th Street;

THENCE East along and with the North right-of-way line of N.E. 19th Street to the extended East line of Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the extended East line of said Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the Southeast (SE) Corner of said Lot Six

(6) Block 11 as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 18th Street;

THENCE East along and with the North right-of-way line of N.E. 18th Street to the extended East line of Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the East line of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended West line of said Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

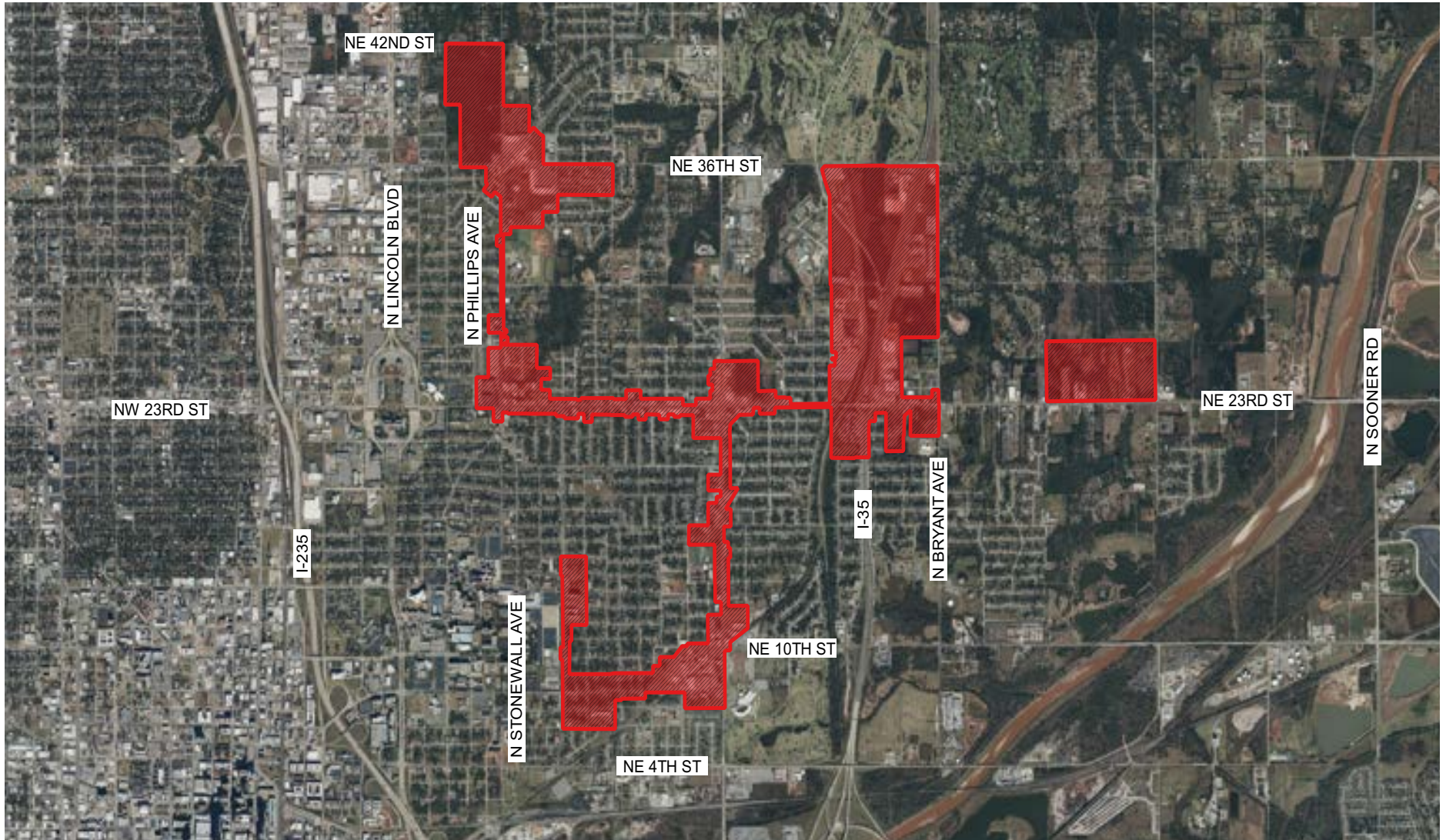
THENCE South along and with the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 16th Street;

THENCE West along and with the North right-of-way line of N.E. 16th Street to the POINT OF BEGINNING.

EXHIBIT C
INCREMENT DISTRICT NO. 9, CITY OF OKLAHOMA CITY



 INCREMENT DISTRICT NO. 9

Exhibit D
Legal Description for Increment District No. 9, City of Oklahoma City

A tract of land being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Thirty-five (35) and Thirty-six (36) all in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Nineteen (19) in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the intersection of the East right-of-way line of N. Laird Avenue and the South right-of-way line of N.E. 23rd Street, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of N. Laird Avenue to the Southwest (SW) Corner of the recorded plat Capitol Square Villas;

THENCE East along and with the South line of the recorded plat Capitol Square Villas to the Southeast (SE) Corner of the recorded plat Capitol Square Villas;

THENCE North along and with the East line of the recorded plat Capitol Square Villas to the South right-of-way line of N.E. 26th Street;

THENCE East along and with South right-of-way line of N.E. 26th Street to the West right-of-way line of N. Kelley Avenue;

THENCE North along and with the West right-of-way line of N. Kelley Avenue to the South right-of-way line of N.E. 27th Street;

THENCE West along and with the South right-of-way line of N.E. 27th Street to the extended West line of the recorded plat Russell Place;

THENCE North along and with the extended West line of the recorded plat Russell Place to the North right-of-way line of N.E. 28th Street;

THENCE East along and with the North right-of-way line of N.E. 28th Street to the West right-of-way line of N. Kelley Avenue;

THENCE North along and with the West right-of-way line of Kelley Avenue to the South line of the 20 foot Alley in Block Ten (10) as shown on the recorded plat McNabb Park Addition;

THENCE West along and with the South line of the 20 foot Alley in Block Ten (10) as shown on the recorded plat McNabb Park Addition to the extended West line of Lot Two (2) of Block Ten (10) as shown on the recorded plat McNabb Park Addition;

THENCE North along and with the extended West line of Lot Two (2) of Block Ten (10) as shown on the recorded plat McNabb Park Addition to the North right-of-way line of Hill Street;

THENCE East along and with the North right-of-way line of E. Hill Street to the West right-of-way line of Kelley Avenue;

THENCE North along and with the West right-of-way line of Kelley Avenue to the Southeast (SE) Corner of Lot Eight (8) of Block C as shown on the recorded plat Park Terrace Addition;

THENCE Northwesterly along and with the South line of Lot Eight (8) of Block C as shown on the recorded plat Park Terrace Addition to the Northeast (NE) Corner of Lot Three (3) of Block C as shown on the recorded plat Park Terrace Addition;

THENCE Southwest along and with the East line of Lot Three (3) of Block C as shown on the recorded plat Park Terrace Addition extended to the South line of Lot Seven (7) of Block C as shown on the recorded plat Park Terrace Addition;

THENCE Northwest along and with the South line of Lot Seven (7) of Block C as shown on the recorded plat Park Terrace Addition extended to the West right-of-way line of Spring Lake Drive;

THENCE Northeast along and with the West right-of-way line of Spring Lake Drive to the Southernmost Corner of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition;

THENCE Northwest and North along and with the West line of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition to the South right-of-way line of N.E. 36th Street;

THENCE West along and with the South right-of-way line of N.E. 36th Street to the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the North line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the North line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the West right-of-way line of N. Phillips Avenue;

THENCE North along and with the West right-of-way line of N. Phillips Avenue to the North right-of-way line of N.E. 42nd Street;

THENCE East along and with the North right-of-way line of N.E. 42nd Street to the East right-of-way line of N. Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the North property line of Mt. Olive Senior Cottages described in Book 10810, Page 1330;

THENCE East along and with the North property line of Mt. Olive Senior Cottages described in Book 10810, Page 1330 to the West line of Block Twelve (12) as shown on the recorded plat Park Estates;

THENCE South along and with the West line of Block Twelve (12) as shown on the recorded plat Park Estates to the North right-of-way line of Springlake Drive;

THENCE Northeast along and with the North right-of-way line of Springlake Drive to the extended South right-of-way line of N.E. 38th Street;

THENCE Southeast along and with the South right-of-way line of NE 38th Street to the Northeast (NE) Corner of Block One (1) as shown on the recorded plat Park Estates Shopping Village;

THENCE South along and with the East line of Block One (1) as shown on the recorded plat Park Estates Shopping Village to the North right-of-way line of N.E. 36th Street;

THENCE East along and with the North right-of-way line of N.E. 36th Street to the East right-of-way line of N. Prospect Avenue;

THENCE South along and with the East right-of-way line of N. Prospect Avenue to the extended North line of the recorded plat Scales Place;

THENCE West along and with the extended North line of the recorded plat Scales Place and the recorded plat Park Estates Ranchette Addition to the East right-of-way line of N. Lottie Avenue;

THENCE South along and with the East right-of-way line of N. Lottie Avenue to the extended North line of Block Two (2) as shown on the recorded plat Alvira Heights;

THENCE West along and with the North line of Block Two (2) as shown on the recorded plat Alvira Heights to the West line of Block Two (2) as shown on the recorded plat Alvira Heights;

THENCE South along and with the West line extended of Block Two (2) as shown on the recorded plat Alvira Heights to the South right-of-way line of N.E. 33rd Street;

THENCE West along and with the South right-of-way line of N.E. 33rd Street to the Northeast (NE) Corner of Lot Eighteen (18) of Block Five (5) as shown on the recorded plat Clarks Subdivision;

THENCE South along and with the East line extended of Lot Eighteen (18) of Block Five (5) as shown on the recorded plat Clarks Subdivision to the South line of the 16 foot Alley in Block Five (5) as shown on the recorded plat Clarks Subdivision;

THENCE West along and with the South line of the 16 foot Alley in Block Five (5) as shown on the recorded plat Clarks Subdivision to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the South right-of-way line of N.E. 27th Street;

THENCE East along and with the South right-of-way line of N.E. 27th Street to the Northeast (NE) Corner of Lot Nineteen (19) of Block Two (2) as shown on the plat Burnham Addition;

THENCE South along and with the East line of Lot Nineteen (19) of Block Two (2) as shown on the plat Burnham Addition to the South line of the North 71.00 feet of Lots Nineteen (19) through Twenty-one (21) of Block Two (2) as shown on the plat Burnham Addition;

THENCE West along and with the South line of the North 71.00 feet of Lots Nineteen (19) through Twenty-one (21) of Block Two (2) as shown on the plat Burnham Addition to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the South line of the 20 foot Alley in Block Two (2) as shown on the plat Burnham Addition;

THENCE East along and with the South line of the 20 foot Alley in Block Two (2) as shown on the plat Burnham Addition to the Northeast (NE) Corner of Lot Twenty-five (25) of Block Two (2) as shown on the plat Burnham Addition;

THENCE South along and with the East line of Lot Twenty-five (25) of Block Two (2) as shown on the plat Burnham Addition to the North right-of-way line of N.E. 26th Street;

THENCE West along and with the North right-of-way line of N.E. 26th Street to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the South right-of-way line of N.E. 26th Street;

THENCE East along and with the South right-of-way line of N.E. 26th Street to the East line of Heritage Pointe Apartments recorded in Book 7713, Page 1345;

THENCE South along and with the East line of Heritage Pointe Apartments recorded in Book 7713, Page 1345 approximately 477 feet;

THENCE East approximately 330 feet to a point on the West line of the recorded plat Fairfax Addition;

THENCE South along and with the West line of the recorded plat Fairfax Addition approximately 243 feet;

THENCE West approximately 210 feet;

THENCE South to the North right-of-way line of Madison Street;

THENCE East along and with the North right-of-way line of Madison Street to the West line of the recorded plat Fairfax Addition;

THENCE South to the extended South line of Lots One (1) through Five (5) of Block Eighteen (18) as shown on the recorded plat Fairfax Addition;

THENCE East along and with the extended South line of Lots One (1) through Five (5) of Block Eighteen (18) and the extended South line of Lots One (1) through Five (5) of Block Nineteen (19) as shown on the recorded plat Fairfax Addition to the East right-of-way line of Kate Avenue;

THENCE South along and with the East right-of-way line of Kate Avenue to the Northwest (NW) Corner of Lot Twelve (12) of Block Fifteen (15) as shown on the recorded plat Fairfax Addition;

THENCE East along and with the North line of Lot Twelve (12) of Block Fifteen (15) as shown on the recorded plat Fairfax Addition to the East line of the recorded plat Fairfax Addition;

THENCE North along and with the East line of Fairfax Addition to the Southwest (SW) Corner of Lot Nine (9) of Block Nineteen (19) as shown on the recorded plat Capitol Courts;

THENCE East along and with the South line of Lots One (1) through Nine (9) extended of Block Nineteen (19) and Lots Three (3) through Eleven (11) extended of Block Twenty (20) as shown on the recorded plat Capitol Courts to the East right-of-way line of N. Prospect Avenue;

THENCE South along and with the East right-of-way line of N. Prospect Avenue to the Northwest (NW) Corner of Lot One (1) of Block One (1) as shown on the recorded plat Home Place Addition;

THENCE East along and with the North line of Lots One (1) through Twelve (12) of Block One (1) as shown on the recorded plat Home Place Addition to the Northeast (NE) Corner of Lot Twelve (12) of Block One (1) as shown on the recorded plat Home Place Addition;

THENCE North along and with the East line of Lot Thirty-seven (37) extended of Block One (1) as shown on the recorded plat Home Place Addition to the North right-of-way line of Madison Street;

THENCE East along and with the North right-of-way line of Madison Street to the East right-of-way line of N. Jordan Avenue;

THENCE South along and with the East right-of-way line of Jordan Avenue to the North line of the 13 foot Alley in Block Two (2) as shown on the recorded plat The Moore-Bell Addition No. 1;

THENCE East along and with the extended North line of the 13 foot Alley in Block Two (2) as shown on the recorded plat The Moore-Bell Addition No. 1 and the extended North line of the 13 foot Alley in Block Four (4) as shown on the recorded plat Harmony Hill Addition to the extended East line of Lot Thirty-eight (38) of Block Four (4) as shown on the recorded plat Harmony Hill Addition;

THENCE South along and with the extended East line of Lot Thirty-eight (38) of Block Four (4) as shown on the recorded plat Harmony Hill Addition to the North right-of-way line of N.E. 23rd Street;

THENCE East along and with the North right-of-way line of N.E. 23rd Street to the East right-of-way line of Missouri Avenue;

THENCE North along and with the East right-of-way line of Missouri Avenue to the North line of the 13 foot Alley in Block Five (5) as shown on the recorded plat Harmony Hill Addition;

THENCE East along and with the North line of the 13 foot Alley in Block Five (5) as shown on the recorded plat Harmony Hill Addition to the Southeast (SE) Corner of Lot Eleven (11) of Block Five (5) as shown on the recorded plat Harmony Hill Addition;

THENCE North along and with the East line of Lot Eleven (11) extended of Block Five (5) as shown on the recorded plat Harmony Hill Addition to the North right-of-way line of Madison Avenue;

THENCE East along and with the North right-of-way line of Madison Avenue to the Southeast (SE) Corner of Lot Forty (40) of Block Six (6) as shown on the recorded plat Harmony Hill Addition;

THENCE North along and with the East line of Lot Forty (40) of Block Six (6) as shown on the recorded plat Harmony Hill Addition to the South line of the 13 foot Alley in Block Six (6) as shown on the recorded plat Harmony Hill Addition;

THENCE West along and with the South line of the 13 foot Alley in Block Six (6) as shown on the recorded plat Harmony Hill Addition to the extended East line of Lot Thirteen (13) of Block Six (6) as shown on the recorded plat Harmony Hill Addition;

THENCE North along and with the extended East line of Lot Thirteen (13) of Block Six (6) as shown on the recorded plat Harmony Hill Addition to the North right-of-way line of N.E. 24th Street;

THENCE East along and with the North right-of-way line of N.E. 24th Street to the Southwest (SW) Corner of Lot Thirty-nine (39) of Block Two (2) as shown on the recorded plat Wallace-Adkins Addition;

THENCE North along and with the West line of Lot Thirty-nine (39) extended of Block Two (2) as shown on the recorded plat Wallace-Adkins Addition to the North line of the 10 foot Alley in Block Two (2) as shown on the recorded plat Wallace-Adkins Addition;

THENCE East along and with the North line of the 10 foot Alley in Block Two (2) as shown on the recorded plat Wallace-Adkins Addition to the Southwest (SW) Corner of Lot Six (6) of Block Two (2) as shown on the recorded plat Wallace-Adkins Addition;

THENCE North along and with the West line of Lot Six (6) extended of Block Two (2) as shown on the recorded plat Wallace-Adkins Addition to the North right-of-way line of N.E. 25th Street;

THENCE East along and with the North right-of-way line of N.E. 25th Street to the Southwest (SW) Corner of the recorded plat Lyon 2nd Addition;

THENCE continuing East along and with the South line of the recorded plat Lyon 2nd Addition, said line being 25 feet South of the South lines of Blocks Seven (7) and Eight (8) as shown on the recorded plat Lyon 2nd Addition approximately 915.6 feet;

THENCE South approximately 670 feet;

THENCE East approximately 382 feet; THENCE South approximately 148 feet;

THENCE East to the East right-of-way line of Highland Drive;

THENCE South along and with the East right-of-way line of Highland Drive to the Northwest (NW) Corner of Lot Seven (7) of Block Four (4) as shown on the recorded plat Lain Hills Addition;

THENCE East along and with the North line of Lots Seven (7) through Eleven (11) of Block Four (4) as shown on the recorded plat Lain Hills Addition to the Northeast (NE) Corner of Lot Eleven (11) of Block Four (4) as shown on the recorded plat Lain Hills Addition;

THENCE South along and with the East line of Lot Eleven (11) of Block Four (4) as shown on the recorded plat Lain Hills Addition to the North right-of-way line of N.E. 23rd Street;

THENCE East along and with the North right-of-way line of N.E. 23rd Street to a point 30 feet

West of the Southeast (SE) Corner of Block A as shown on the recorded plat Creston Hills Addition;

THENCE North to the Southeast (SE) Corner of Block Thirty-four (34) as shown on the recorded plat Creston Hills Addition;

THENCE continuing North along and with the West right-of-way line of Miramar Boulevard approximately 462 feet;

THENCE East approximately 125 feet; THENCE North approximately 134 feet;

THENCE West approximately 75 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard approximately 32 feet;

THENCE East approximately 100 feet; THENCE North approximately 134 feet;

THENCE West approximately 100 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard to the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the East right-of-way line of Grand Boulevard;

THENCE Northwest along and with the East right-of-way line of Grand Boulevard to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Bryant Avenue;

THENCE South along and with the West right-of-way line of Bryant Avenue to the North right-of-way line of N.E. 27th Street (unimproved);

THENCE West along and with the North right-of-way line of N.E. 27th Street (unimproved) to the East right-of-way line of Sycamore Street (unimproved);

THENCE South along and with the East right-of-way line of Sycamore Street (unimproved) to the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition;

THENCE East along and with the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition extended and the South line of the 20 foot Alley in Block Four (4) as shown on the recorded plat Wails' 2nd Addition to a point 10 foot West of the Northeast

(NE) Corner of Lot Twenty-six (26) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition;

THENCE North parallel to and 10 foot West of the extended East line of Lot Seven (7) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition to the South right-of-way line of N.E. 24th Street;

THENCE East along and with the South right-of-way line of N.E. 24th Street to the West right-of-way line of Bryant Avenue;

THENCE South along and with the West right-of-way line of Bryant Avenue to the North line of Block One (1) as shown on the recorded plat Bryant Center;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Bryant Center to the Southeast (SE) Corner of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE North along and with the East line of Block Six (6) as shown on the recorded plat Bryant Center to the Northeast (NE) Corner of Lot Nine (9) of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE Southwesterly and South along and with the East right-of-way line of Farris Avenue to the South right-of-way line of N.E. 20th Street;

THENCE West along and with the South right-of-way line of N.E. 20th Street to the East line of the recorded plat Success Heights;

THENCE North along and with the East line of the recorded plat Success Heights to the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights;

THENCE West along and with the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights to a point 25 feet West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block One (1) as shown on the recorded plat Success Heights;

THENCE South to the South right-of-way line of N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the East right-of-way line of Grand Boulevard;

THENCE South along and with the East right-of-way line of Grand Boulevard to the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the Northwest (NW) Corner of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE South along and with the West line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the extended North line of the 10 foot Alley in Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of the 10 foot Alley in Block Seven (7) as

shown on the recorded plat Success Heights to a point 25 feet West of the Southwest (SW) Corner of Lot Thirty-two (32) in Block Seven (7) as shown on the recorded plat Success Heights, said point lying on the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the N.E. Corner of Lot Eleven (11) of Block Two (2) as shown on the recorded plat Creston Hills Addition;

THENCE South along and with the East line of Lot Eleven (11) Block Two (2) as shown on the recorded plat Creston Hills Addition to the Southeast (SE) Corner of Lot Eleven (11) of Block Two (2) as shown on the recorded plat Creston Hills Addition;

THENCE West along and with the extended South line of Lots Eleven (11) and Twelve (12) of Block Two (2) and the extended South line of Lots One (1) through Four (4) of Block Three (3) as shown on the record plat Creston Hills Addition to the Southwest (SW) Corner of Lot Four (4) of Block Three (3) as shown on the record plat Creston Hills Addition;

THENCE North along and with the West line of Lot Four (4) of Block Three (3) as shown on the record plat Creston Hills Addition to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Granada Boulevard;

THENCE Southwest along and with the East right-of-way line of Granada Boulevard to the extended South line of Lots One (1) through Ten (10) of Block Four (4) as shown on the recorded plat Creston Hills Addition;

THENCE West along and with the extended South line of Lots One (1) through Ten (10) of Block Four (4) as shown on the recorded plat Creston Hills Addition to the Northwest (NW) Corner of Lot Twenty-four (24) of Block Four (4) as shown on the recorded plat Creston Hills Addition;

THENCE Southwest along and with the extended Northwesterly line of Lot Twenty-four (24) and the extended Northwesterly line of Lot Fourteen (14) of Block Four (4) as shown on the recorded plat Creston Hills Addition to the Westernmost Corner of Lot Fourteen (14) of Block Five (5) as shown on the recorded plat Creston Hills Addition;

THENCE South to the Southwest (SW) Corner of Lot Three (3) of Block Twenty-one (21) as shown on the recorded plat Creston Hills Addition;

THENCE East along and with the South line of Lots Three (3) through One (1) extended of Block Twenty-one (21) as shown on the recorded plat Creston Hills Addition to the East right-of-way line of Granada Boulevard;

THENCE Southwest along and with the East right-of-way line of Granada Boulevard to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East

line of Lots Six (6) through Fifteen (15) of Block Twenty-six (26) as shown on the recorded plat Creston Hills Addition;

THENCE South along and with the extended East line of Lots Six (6) through Fifteen (15) of Block Twenty-six (26) as shown on the recorded plat Creston Hills Addition to the South right-of-way line of N.E. 16th Street;

THENCE West along and with the South right-of-way line of N.E. 16th Street to the East right-of-way line of N. Martin Luther King Avenue;

THENCE South along and with the East right-of-way line of N. Martin Luther King Avenue to the South line of the 10 foot Alley in Block Three (3) as shown on the recorded plat White Orchard Addition;

THENCE East along and with the South line of the 10 foot Alley in Block Three (3) as shown on the recorded plat White Orchard Addition to the Northeast (NE) Corner of Lot Twenty-four (24) of Block Three (3) as shown on the recorded plat White Orchard Addition;

THENCE South along and with the East line of Lot Twenty-four (24) of Block Three (3) as shown on the recorded plat White Orchard Addition to the North right-of-way line of N.E. 15th Street;

THENCE East along and with the North right-of-way line of N.E. 15th Street to the extended East line of Lot Fifteen (15) of Block Six (6) as shown on the recorded plat White Orchard Addition;

THENCE South along and with the extended East line of Lot Fifteen (15) of Block Six (6) as shown on the recorded plat White Orchard Addition to the South line of the 10 foot Alley in Block Six (6) as shown on the recorded plat White Orchard Addition;

THENCE West along and with the South line of 10 foot Alley in Block Six (6) as shown on the recorded plat White Orchard Addition to the Northeast (NE) Corner of Lot Twenty-four (24) of Block Six (6) as shown on the recorded plat White Orchard Addition;

THENCE South to the Southeast (SE) Corner of Lot Seventeen (17) of Block Eleven (11) as shown on the recorded plat White Orchard Addition;

THENCE East along and with the North line of the 10 foot Alley in Block Eleven (11) as shown on the recorded plat White Orchard Addition to the East right-of-way line of N. Irving Street;

THENCE South along and with the East right-of-way line of N. Irving Street to the North right-of-way line of the MK&T Railroad;

THENCE Southwest along and with the North right-of-way line of the MK&T Railroad approximately 480 feet;

THENCE South to the South right-of-way line of N.E. 10th Street;

THENCE West along and with the south right-of-way line of N.E. 10th Street to the South right-of-way line of the MK&T Railroad;

THENCE Southwest along and with the South right-of-way line of the MK&T Railroad to the East right-of-way line of N. Martin Luther King Avenue;

THENCE South along and with the East right-of-way line of N. Martin Luther King Avenue to the South right-of-way line of N.E. 7th Street;

THENCE West along and with the South right-of-way line of N.E. 7th Street to the West right-of-way line of platted Missouri Avenue (unimproved)

THENCE North along and with the West right-of-way line of platted Missouri Avenue (unimproved) to the South right-of-way line of N.E. 8th Street;

THENCE West along and with the South right-of-way line of N.E. 8th Street to the Northeast (NE) Corner of Lot Four (4) of Block Twelve (12) as shown on the recorded plat Jordan Place Addition;

THENCE South along and with the East line of Lot Four (4) of Block Twelve (12) as shown on the recorded plat Jordan Place Addition to the North line of the 20 foot Alley in Block Twelve (12) as shown on the recorded plat Jordan Place Addition;

THENCE West along and with the extended North line of the 20 foot Alley in Block Twelve (12) and Block Eleven (11) as shown on the recorded plat Jordan Place Addition to the East right-of-way line of Bath Avenue;

THENCE South along and with the East right-of-way line of Bath Avenue to the extended South line of Lot Six (6) of Block Ten (10) as shown on the recorded plat Jordan Place Addition;

THENCE West along and with the extended South line of Lot Six (6) of Block Ten (10) as shown on the recorded plat Jordan Place Addition to a point 50 feet East of the Southwest (SW) Corner of Lot Six (6) of Block Ten (10) as shown on the recorded plat Jordan Place Addition;

THENCE South to the South right-of-way line of N.E. 6th Street;

THENCE West along and with the South right-of-way line of N.E. 6th Street to the West right-of-way line of N. Lottie Avenue;

THENCE North along and with the West right-of-way line of Lottie Avenue to the North right-of-way line of N.E. 14th Street;

THENCE East along and with the North right-of-way line of N.E. 14th Street to the East right-of-way line of Kate Avenue;

THENCE South along and with the East right-of-way line of Kate Avenue to the South right-of-way line of N.E. 11th Street;

THENCE West along and with the South right-of-way line of N.E. 11th Street to the East line of the 10 foot Alley in Block Twenty-four (24) as shown on the recorded plat Culbertson's East Highland's Addition;

THENCE South along and with the East line extended of the 10 foot Alley in Block Twenty-four (24) as shown on the recorded plat Culbertson's East Highland's Addition to the South right-of-way line of Park Place;

THENCE West along and with the South right-of-way line of Park Place to the Northeast (NE)

Corner of Lot Thirteen (13) of Block Twenty-three (23) as shown on the recorded plat Culbertson's East Highland's Addition;

THENCE South to the North right-of-way line of N.E. 9th Street;

THENCE East along and with the North right-of-way line of N.E. 9th Street to the West right-of-way line of N. Kelham Avenue;

THENCE North along and with the West right-of-way line of N. Kelham Avenue to the extended North line of the 20 foot Alley in Block Two (2) as shown on the recorded plat Sub-division of Lot 1 Block 3 Jordan Place Addition;

THENCE East along and with the North line of the 20 foot Alley in Block Two (2) as shown on the recorded plat Sub-division of Lot 1 Block 3 Jordan Place Addition to the Southeast (SE) Corner of Lot Four (4) of Block Two (2) as shown on the recorded plat Sub-division of Lot 1 Block 3 Jordan Place Addition;

THENCE North along and with the extended East line of Lot Four (4) of Block Two (2) as shown on the recorded plat Sub-division of Lot 1 Block 3 Jordan Place Addition to the North right-of-way line of N.E. 10th Street;

THENCE East along and with the North right-of-way line of N.E. 10th Street to the West right-of-way line of J.W. Simmons Boulevard;

THENCE Northeast along and with the West right-of-way line of J.W. Simmons Boulevard to the North right-of-way line of Abram Ross Avenue;

THENCE East along and with the North right-of-way line of Abram Ross Avenue to the West right-of-way line of N. Wisconsin Avenue;

THENCE North along and with the West right-of-way line of N. Wisconsin Avenue to the North right-of-way line of N.E. 11th Street;

THENCE East along and with the North right-of-way line of N.E. 11th Street to the West right-of-way line of N. Martin Luther King Avenue;

THENCE North along and with the North right-of-way line of N. Martin Luther King Avenue to the South right-of-way line of E. Euclid Street;

THENCE West along and with the South right-of-way line of E. Euclid Street to the extended West line of the 14 foot Alley in Block One (1) as shown on the recorded plat Weaver's Second Addition;

THENCE North along and with the West line of the 14 foot Alley in Block One (1) as shown on the recorded plat Weaver's Second Addition to the South right-of-way line of N.E. 13th Street;

THENCE West approximately 6.00 feet to the extended West line of Lots One (1) through Ten (10) of Block One (1) as shown on the recorded plat Givens Eastern Addition;

THENCE North along and with the extended West line of Lots One (1) through Ten (10) of Block One (1) as shown on the recorded plat Givens Eastern Addition to the Northwest (NW) Corner of Lot One of Block One (1) as shown on the recorded plat Givens Eastern Addition;

THENCE West along and with the North line of Blocks One (1), Two (2) and Three (3) as shown on the recorded plat Givens Eastern Addition to the East right-of-way line of Missouri Avenue;

THENCE North along and with the East right-of-way line of Missouri Avenue to the North right-of-way line of N.E. 16th Street;

THENCE East along and with the North right-of-way line of N.E. 16th Street to the Southeast (SE) Corner of the recorded plat Block 28 Ross Heights Second Addition;

THENCE North along and with the East line of the recorded plat Block 28 Ross Heights Second Addition to the Southwest (SW) Corner of Block One (1) as shown on the recorded plat Covington Subdivision;

THENCE East along and with the South line of Block One (1) as shown on the recorded plat Covington Subdivision to the Southeast (SE) Corner of Lot Five (5) of Block One (1) as shown on the recorded plat Covington Subdivision;

THENCE North along and with the East line of Lot Five (5) of Block One (1) as shown on the recorded plat Covington Subdivision to the Northeast (NE) Corner of Lot Five (5) of Block One (1) as shown on the recorded plat Covington Subdivision;

THENCE East along and with the North line of Block One (1) as shown on the recorded plat Covington Subdivision to the West right-of-way line of N. Martin Luther King Avenue;

THENCE North along and with the West right-of-way line of N. Martin Luther King Avenue to the Northeast (NE) Corner of Lot Twenty-one (21) of Block One (1) as shown on the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition;

THENCE West along and with the extended North line of Lot Twenty-one (21) of Block One (1) and the extended North line of Lot Twenty-one (21) of Block Two (2) as shown on the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition to the West line of the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition;

THENCE North along and with the West line of the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition to the Northwest (NW) Corner of Lot Seven (7) of Block Two (2) as shown on the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition;

THENCE East along and with the extended North line of Lot Seven (7) of Block Two (2) and the extended North line of Lot Seven (7) of Block One (1) as shown on the recorded plat Jacksons Subdivision of Lot 30 Ross Heights Addition to the West right-of-way line of N. Martin Luther King Avenue;

THENCE North along and with the West right-of-way line of N. Martin Luther King Avenue to the South right-of-way line of N.E. 21st Street;

THENCE West along and with the South right-of-way line of N.E. 21st Street to the West right-of-way line of Missouri Avenue;

THENCE North along and with the West right-of-way line of Missouri Avenue to the Southeast (SE) Corner of Lot One (1) as shown on the recorded plat Raboin's Subdivision of Block 24, Ross

Heights;

THENCE West along and with the extended South line of Lots One (1) through Ten (10) as shown on the recorded plat Raboin's Subdivision of Block 24, Ross Heights to the West right-of-way line of Hood Avenue;

THENCE South along and with the West right-of-way line of Hood Avenue to the Southeast (SE) Corner of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition;

THENCE West along and with the South line of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition to the Southwest (SW) Corner of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition;

THENCE North along and with the West line of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition to the Northwest (NW) Corner of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition;

THENCE West along and with the North line of Lot Six (6) as shown on the recorded plat Subdivision of Block 17 Ross Heights 2nd Addition to the East right-of-way line of Rhode Island Avenue;

THENCE South along and with the East right-of-way line of Rhode Island Avenue to the extended South line of Lot Forty-three (43) as shown on the recorded plat Wallace Subdivision of Block 16 Ross Heights Addition;

THENCE West along and with the extended South line of Lot Forty-three (43) as shown on the recorded plat Wallace Subdivision of Lot 16 Ross Heights Addition to the West line of the North/South alley as shown on the recorded plat Wallace Subdivision of Block 16 Ross Heights Addition;

THENCE North along and with the West line of North/South alley as shown on the recorded plat Wallace Subdivision of Lot 16 Ross Heights Addition to the South line of the North East/West alley as shown on the recorded plat Wallace Subdivision of Block 16 Ross Heights Addition;

THENCE West along and with the extended South line of the North East/West alley as shown on the recorded plat Wallace Subdivision of Block 16 Ross Heights Addition and the South line of Lots One (1) through Three (3) as shown on the recorded plat Subdivision of Block 9 Ross Heights to the Northwest (NW) Corner of Lot Twenty-three (23) as shown on the recorded plat Subdivision of Block 9 Ross Heights;

THENCE South along and with the West line of Lots Twenty-three (23) and Twenty-two (22) as shown on the recorded plat Subdivision of Block 9 Ross Heights to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Subdivision of Block 9 Ross Heights;

THENCE West along and with the extended South line of Lot Seven (7) as shown on the recorded plat Subdivision of Block 9 Ross Heights to the West right-of-way line of Jordan Avenue;

THENCE North along and with the West right-of-way line of Jordan Avenue to the Northeast (NE)

Corner of Lot Twenty-one (21) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition;

THENCE West along and with the North line of Lot Twenty-one (21) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition to the Northwest (NW) Corner of Lot Twenty-one (21) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition;

THENCE South along and with the West line of Lot Twenty-one (21) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition to the Southeast (SE) Corner of Lot Four (4) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition;

THENCE West along and with the extended South line of Lot Four (4) as shown on the recorded plat Subdivision of Block 8 Ross Heights Addition to the West right-of-way line of Bath Avenue;

THENCE North along and with the West right-of-way line of Bath Avenue to the South line of the East/West alley as shown on the recorded plat Coulter Addition;

THENCE West along and with the South line of the East/West alley as shown on the recorded plat Coulter Addition to the West right-of-way line of Prospect Avenue;

THENCE North along and with the West right-of-way line of Prospect Avenue to the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Subdivision East 300 feet Block 1 Prospect Heights Addition;

THENCE West along and with the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Subdivision East 300 feet Block 1 Prospect Heights Addition and the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Prospect View Addition to the East right-of-way line of Fonshill Avenue;

THENCE South along and with the East right-of-way line of Fonshill Avenue to the extended South line of Lot Twelve (12) of Block Three (3) as shown on the recorded plat Prospect View Addition;

THENCE West along and with the extended South line of Lot Twelve (12) of Block Three (3) as shown on the recorded plat Prospect View Addition to the West line of the 5 foot Alley on the East side of Block Three (3) as shown on the recorded plat Summit Heights;

THENCE North along and with the West line of the 5 foot Alley on the East side of Block Three (3) as shown on the recorded plat Summit Heights to the South line of the 10 foot Alley in Block Three (3) as shown on the recorded plat Summit Heights;

THENCE West along and with the South line of the 10 foot Alley in Block Three (3) as shown on the recorded plat Summit Heights to the East right-of-way line of Kate Avenue;

THENCE South along and with the East right-of-way line of Kate Avenue to the extended South line of Lot Forty-two (42) of Block Three (3) as shown on the recorded plat Summit Heights;

THENCE West along and with the extended South line of Lot Forty-two (42) of Block Three (3) as shown on the recorded plat Summit Heights and the extended South line of Lot Seven (7) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the East right-of-way line of Lottie Avenue;

THENCE North along and with the East right-of-way line of Lottie Avenue to the extended South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE West along and with the extended South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the Southwest (SW) Corner of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block4 Prospect Heights;

THENCE North along and with the West line of Lots Forty-two (42) and Forty-three (43) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park;

THENCE West along and with the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park to the Southeast (SE) Corner of Lot One (1) Block One (1) as shown on the recorded plat Glen Ellyn Place;

THENCE continuing West along and with the extended South line of Lots One (1) through Five (5) of Block One (1) and the extended South line of Lots One (1) through Five (5) of Block Two (2) as shown on the recorded plat Glen Ellyn Place to the East line of the 10.6 feet Alley as shown on the recorded plat Sunrise Addition;

THENCE continuing West along and with extended South line of the 10 foot Alley as shown on the recorded plat Sunrise Addition to the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition;

THENCE North along and with the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition to the Southeast (SE) Corner of Lot Four (4) as shown on the recorded plat Sunrise Addition;

THENCE West along and with the South line of Lot Four (4) as shown on the recorded plat Sunrise Addition to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE West along and with the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition to the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE North along and with the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the POINT OF BEGINNING.

AND

Beginning at the intersection of the North right-of-way line of N.E. 23rd Street and the West right-

of-way line of Coltrane Road, said point being the POINT OF BEGINNING;

THENCE West along and with the North right-of-way line of N.E. 23rd Street to the extended East line of the recorded plat South Forest Park Addition;

THENCE North along and with the extended East line of the recorded plat South Forest Park Addition to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) of the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road to the POINT OF BEGINNING.

EXHIBIT E
INCREMENT DISTRICT NO. 15, CITY OF OKLAHOMA CITY



 INCREMENT DISTRICT NO. 15

Exhibit F
Legal Description for Increment District No. 15, City of Oklahoma City

(N.E. 36th & Lincoln)

Two tracts of land being a part of Sections Fifteen (15) and Twenty-two (22), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of N. Phillips Avenue and the South right-of-way line of N.E. 36th Street;

THENCE East, along and with the South right-of-way line of N.E. 36th Street to the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the extended East line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the Northeast (NE) Corner of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the North line of the West 10 acres of the West Half (W/2) of the West Half (W/2) of the South Half (S/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West to the West right-of-way line of N. Phillips Avenue;

THENCE South along and with the West right-of-way line of N. Phillips Avenue to the POINT OF BEGINNING.

AND

Beginning at the intersection of the East right-of-way line of Lindsay Avenue and the South right-of-way line of N.E. 36th Street, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of Lindsay Avenue to the North right-of-way line of N.E. 39th Street;

THENCE West along and with the North right-of-way line of N.E. 39th Street to the West right-of-way line of Stiles Avenue;

THENCE South along and with the West right-of-way line of Stiles Avenue to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the POINT OF BEGINNING.

AND

(Marcus Garvey School)

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

All of Lot Fifteen (15) as shown on the recorded plat Raney Addition.

EXHIBIT G
INCREMENT DISTRICT "B"



 INCREMENT DISTRICT "B"

Exhibit H
Legal Description for Increment District “B”

(Creston Hills School)

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

All of Lot A as shown on the recorded plat Creston Hills Addition Book 72 Plats, Page 91.

AND

(Commercial MLK Land)

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the East right-of-way line of Martin Luther King Boulevard and the South right-of-way line of N.E. 25th Street, said point being the POINT OF BEGINNING;

THENCE North along and with the East right-of-way line of Martin Luther King Boulevard to the Northwest (NW) Corner of Lot Fourteen (14) Block Three (3) as shown on the recorded plat Lyon 2nd Addition;

THENCE East along and with the North line of said Lot Fourteen (14) extended to the East line of the North/South 20' Alley in Block Three (3) as shown on the recorded plat Lyon 2nd Addition;

THENCE South along and with the East line of the North/South 20' Alley in Blocks Three (3), Six (6) and Seven (7) extended to the South right-of-way line of N.E. 25th Street;

THENCE West along and with the South right-of-way line of N.E. 25th Street to the POINT OF BEGINNING.

AND

(Truman Site)

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 13th Street and the East right-of-way line of Kelham Avenue, said point being the POINT OF BEGINNING;

THENCE East along and with the South right-of-way line of N.E. 13th Street to the West right-of-way line of Missouri Avenue;

THENCE South along and with the West right-of-way line of Missouri Avenue to the North line of

the recorded plat Edgemont;

THENCE West along and with the North line of the recorded plat Edgemont to the East right-of-way line of Kelham Avenue;

THENCE North along and with the East right-of-way line of Kelham Avenue to the POINT OF BEGINNING.

AND

(N.E. 23rd Street Properties)

A tract of land being a part of the Sections Twenty-two (22) and Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

Beginning at the intersection of the West right-of-way line of Walnut Avenue and the North right-of-way line of N.E. 21st Street, said point being the POINT OF BEGINNING;

THENCE East along and with the North right-of-way line of N.E. 21st Street to the West right-of-way line of Lincoln Boulevard;

THENCE Northerly along and with the West right-of-way line of Lincoln Boulevard to the South right-of-way line of E. Madison Street;

THENCE West along and with the South right-of-way line of E. Madison Street to the extended East line of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition;

THENCE North along and with the extended East line of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition to the Northeast (NE) Corner of Lot Twenty-eight (28) Block Two (2) as shown on the recorded plat Francis Heights Addition;

THENCE West along to the East right-of-way line of Walnut Avenue;

THENCE South along and with the East right-of-way line of Walnut Avenue to the South right-of-way line of E. Madison Street;

THENCE West along and with the South right-of-way line of E. Madison Street to the Northwest (NW) Corner of Lot Four (4) Block Three (3) as shown on the recorded plat Madison Park;

THENCE South along and with the extended West line of Lot Four (4) Block Three (3) as shown on the recorded plat Madison Park to the South right-of-way line of N.W. 23rd Street;

THENCE West along and with the South right-of-way line of N.W. 23rd Street to the Northwest (NW) Corner of Lot Six (6) Block Seven (7) as shown on the recorded plat State Capitol Addition;

THENCE South along and with the West line of Lot Six (6) Block Seven (7) as shown on the recorded plat State Capitol Addition extended to the South right-of-way line of platted N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the Northwest (NW) Corner of Lot Eight (8) Block Eight as shown on the recorded plat State Capitol Addition;

THENCE South along and with the West line of Lot Eight (8) Block Eight as shown on the recorded plat State Capitol Addition to the Northwest (NW) Corner of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition;

THENCE East along and with the north line of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition to the Northeast (NE) Corner of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition;

THENCE South along and with the East line of Lot Nine (9) Block Eight (8) as shown on the recorded plat State Capitol Addition extended to the South right-of-way line of N.E. 21st Street;

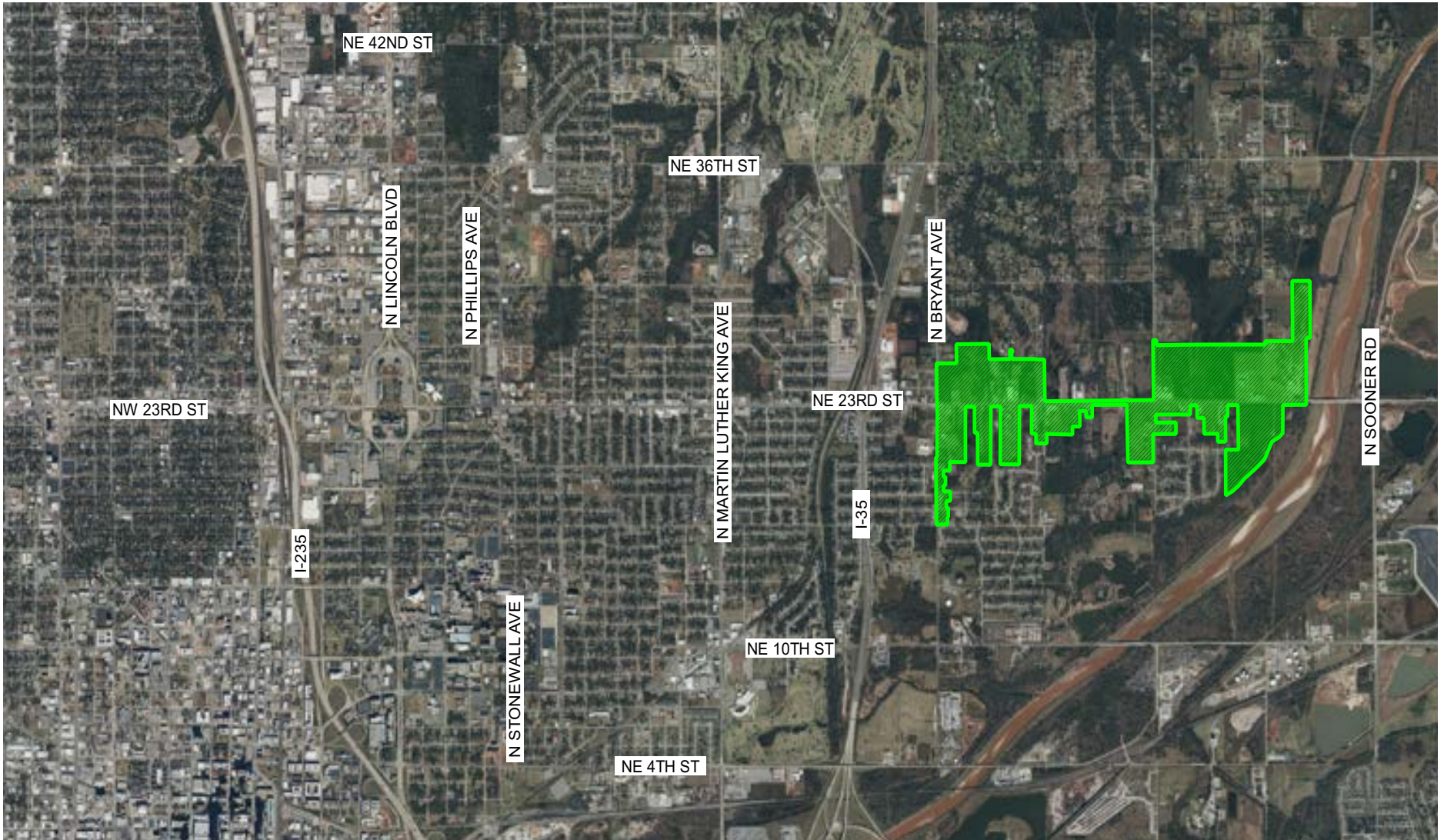
THENCE West along and with the South right-of-way line of N.E. 21st Street to the East right-of-way line of Interstate 235;

THENCE Southeasterly along and with the East right-of-way line of Interstate 235 approximately 359.5 feet to the Northwest (NW) Corner of a tract of land recorded in Book 12723, Page 1207;

THENCE East along and with the North line of said tract of land recorded in Book 12723, Page 1207 to the West right-of-way line of Walnut Avenue;

THENCE North along and with the West right-of-way line of Walnut Avenue to the POINT OF BEGINNING.

EXHIBIT I
INCREMENT DISTRICT "C"



 INCREMENT DISTRICT "C"

Exhibit J
Legal Description for Increment District "C"

A tract of land being a portion of Sections Twenty-four (24) and Twenty-five (25) in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Nineteen (19), Twenty (20), Twenty-nine (29) and Thirty (30), all in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 24th Street and the West right-of-way line of Bryant Avenue, said point being the POINT OF BEGINNING;

THENCE North along and with the West right-of-way line of Bryant Avenue approximately 571.6 feet;

THENCE East approximately 482 feet;

THENCE North approximately 416 feet;

THENCE East approximately 804 feet;

THENCE South approximately 336 feet;

THENCE East approximately 496 feet;

THENCE North approximately 187.88 feet;

THENCE Northeast to Southernmost Corner of Lot One (1) of Block Eight (8) as shown on the recorded plat South Forest Park Addition;

THENCE Southeast along and with the South line of the recorded plat South Forest Park Addition to the Westernmost Corner of Lot Two (2) of Block Seven (7) as shown on the recorded plat South Forest Park Addition;

THENCE Southwest approximately 16.97 feet; THENCE South approximately 168.71 feet;

THENCE East to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) as shown on the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 64 feet;

THENCE East to the East right-of-way line of Bartell Road;

THENCE North along and with the East right-of-way line of Bartell Road to the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 610 feet;

THENCE North to the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 426.6 feet;

THENCE South approximately 1331.13 feet; THENCE West approximately 100 feet;

THENCE South to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 584 feet;

THENCE South approximately 693.83 feet;

THENCE Southwesterly approximately 113.15 feet;

THENCE Southwesterly approximately 195 feet;

THENCE Southwesterly approximately 205.95 feet;

THENCE Southwesterly approximately 13.92 feet;

THENCE Southwesterly approximately 181.99 feet;

THENCE Southwesterly approximately 260.90 feet;

THENCE Southwesterly approximately 401.35 feet;

THENCE Southwesterly approximately 211.70 feet;

THENCE Southwesterly approximately 187.60 feet;

THENCE Southwesterly approximately 203.20 feet;

THENCE Southwesterly approximately 21.32 feet to the East line of the recorded plat Day's Garden Addition;

THENCE North along and with the East line of the recorded plat Day's Garden Addition approximately 1028.9 feet;

THENCE East approximately 300 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 250 feet

THENCE South approximately 250 feet; THENCE West approximately 50 feet;

THENCE South to the North line of the recorded plat Day's Garden Addition;

THENCE West along and with the North line of Day's Garden Addition approximately 190 feet;

THENCE North approximately 175 feet;

THENCE West approximately 330 feet;

THENCE North approximately 350 feet;

THENCE West approximately 165 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West to the East right-of-way line of Peachtree Street;

THENCE South along and with the East right-of-way line of Peachtree Street approximately 200 feet;

THENCE West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 175 feet;

THENCE East approximately 471.5 feet;

THENCE South approximately 250 feet;

THENCE West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road approximately 620 feet;

THENCE West approximately 610 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Palomino Drive;

THENCE South along and with the East right-of-way line of Palomino Drive to the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE West along and with the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE North along and with the West line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision approximately 141 feet;

THENCE West approximately 150 feet; THENCE South approximately 341 feet;

THENCE West to the West line of Block One (1) as shown on the recorded plat Suburban Acres;

THENCE South along and with the West line of Block One (1) as shown on the recorded plat Suburban Acres approximately 171.4 feet;

THENCE West to the East right-of-way line of Ray Avenue;

THENCE South along and with the East right-of-way line of Ray Avenue approximately 212 feet;

THENCE West to the East line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE North along and with the East line of Block One (1) as shown on the recorded plat Warrior Heights to the Northeast (NE) Corner of Lot Nine (9) of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights approximately 116 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 297 feet;

THENCE South to the North line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights and the North line of Block One (1) as shown on the recorded plat Garden Oaks approximately 462 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 211.7 feet;

THENCE South to a point on the North line of the recorded plat Garden Oaks;

THENCE West along and with the North line of the recorded plat Garden Oaks and the North line of Block Five (5) as shown on the recorded plat Dykins Heights Addition approximately 330 feet;

THENCE North approximately 690 feet; THENCE West approximately 65 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 220 feet to the West right-of-way line of Michigan Avenue (vacated);

THENCE South along and with the West right-of-way line of Michigan Avenue (vacated) to the North right-of-way line of N.E. 20th Street;

THENCE West along and with the North right-of-way line of N.E. 20th Street to the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the Southwest (SW) Corner of said Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 19th Street;

THENCE East along and with the North right-of-way line of N.E. 19th Street to the extended East line of Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the extended East line of said Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the Southeast (SE) Corner of said Lot Six (6) Block 11 as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 18th Street;

THENCE East along and with the North right-of-way line of N.E. 18th Street to the extended East line of Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended East line of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 16th Street;

THENCE West along and with the North right-of-way line of N.E. 16th Street to the West right-of-way line of Bryant Avenue;

THENCE North along and with the West right-of-way line of Bryant Avenue to the POINT OF BEGINNING.

LESS & EXCEPT

Beginning at the intersection of the North right-of-way line of N.E. 23rd Street and the West right-of-way line of Coltrane Road, said point being the POINT OF BEGINNING;

THENCE West along and with the North right-of-way line of N.E. 23rd Street to the extended East line of the recorded plat South Forest Park Addition;

THENCE North along and with the extended East line of the recorded plat South Forest Park Addition to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) of the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road to the POINT OF BEGINNING.

EXHIBIT K
INCREMENT DISTRICT "D"



 INCREMENT DISTRICT "D"

Exhibit L
Legal Description for Increment District "D"

A tract of land in the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter;

THENCE South 00°06'33" East along the West line of said Northwest Quarter of the Northwest Quarter a distance of 443.48 feet;

THENCE North 89°53'27" East a distance of 115.00 feet to the Intersection of the East right-of-way line of Martin Luther King Avenue and the South right-of-way line of Interstate Highway No. 44, said point being the Point of Beginning;

THENCE North 74°52'42" East along the South right-of-way line of said Interstate Highway No. 44 a distance of 511.31 feet;

THENCE North 44°52'42" East along said right-of-way line a distance of 358.83 feet;

THENCE along said right-of-way line on a curve to the right having a radius of 539.96 feet (a chord bearing of North 80°28'30" East and a chord length of 172.69 feet) a distance of 173.35 feet to the South statutory right-of-way line of Northeast 63rd Street;

THENCE North 89°40'07" East along said right-of-way line, 33.00 feet South of and parallel with the North line of said Northwest Quarter of the Northwest Quarter, a distance of 276.94 feet to the East line of said Northwest Quarter of the Northwest Quarter;

THENCE South 00°04'09" East along said East line a distance of 786.50 feet to the centerline of Deep Fork Creek; Thence South 31°00'12" West along said centerline a distance of 240.65 feet;

THENCE South 41°15'40" West along said centerline a distance of 101.96 feet;

THENCE North 86°29'41" West along said centerline a distance of 81.70 feet;

THENCE North 81°22'33" West along said centerline a distance of 225.00 feet;

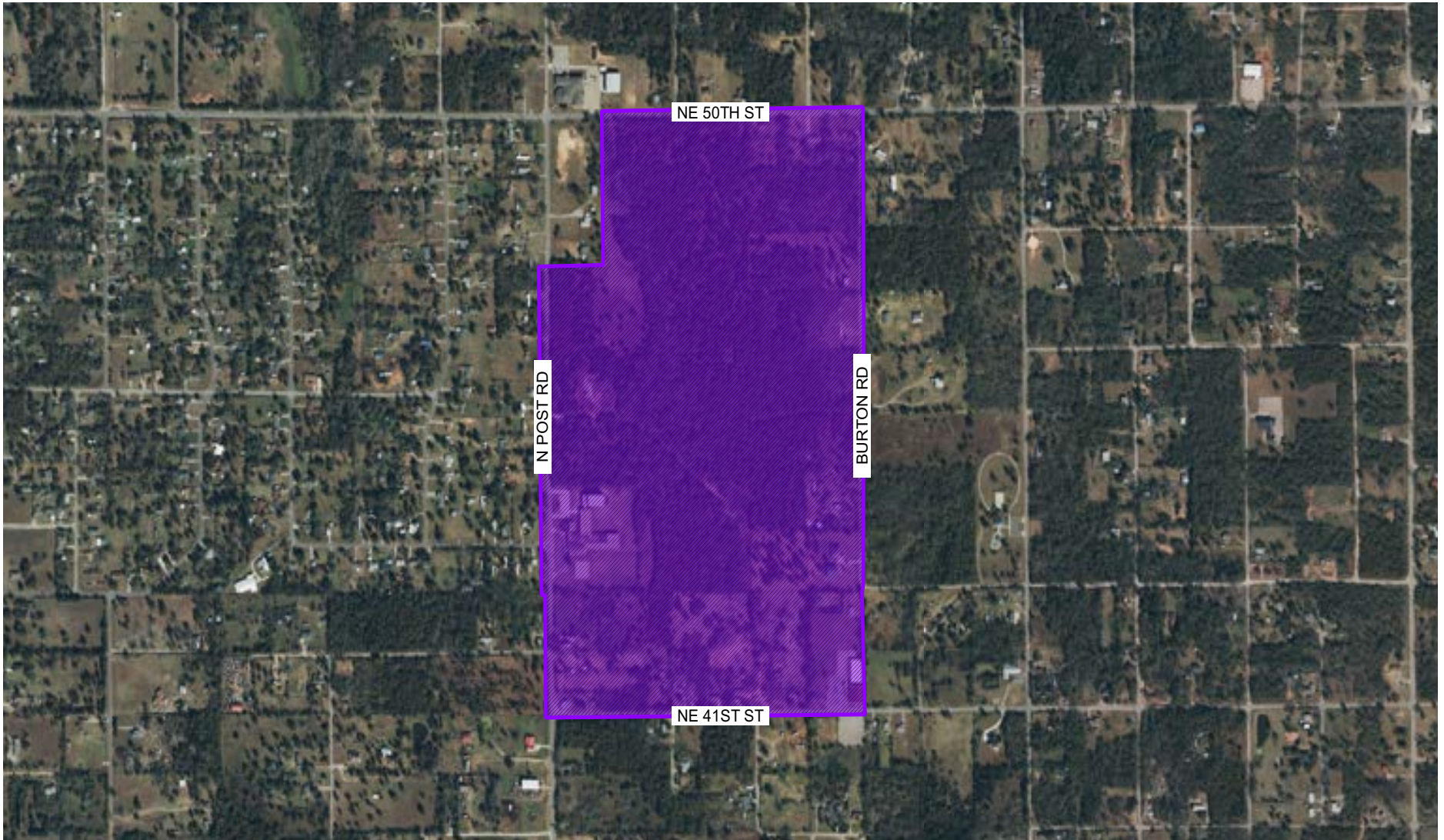
THENCE North 72°24'03" West along said centerline a distance of 197.55 feet;

THENCE North 63°25'33" West along said centerline a distance of 446.00 feet;

THENCE North 74°10'33" West along said centerline a distance of 116.41 feet to the East right-of-way line of Martin Luther King Avenue;

THENCE North 00°06'33" West along said right-of-way line, 115.00 feet East of and parallel with the West line of said Northwest Quarter of the Northwest Quarter a distance of 321.86 feet to the Point of Beginning.

EXHIBIT M
INCREMENT DISTRICT "E"



 INCREMENT DISTRICT "E"

Exhibit N
Legal Description for Increment District "E"

A tract of land being a part of Sections 7 and 18 Township 12 North, Range 1 West and being a part of Sections 12 and 13 Township 12 North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of N.E. 41st Street and the West right-of-way line of Post Road, said intersection being the POINT OF BEGINNING;

THENCE North along and with the West right-of-way line of Post Road to the extended South line of a tract of land recorded in Book 12822, Page 654 (Macias & Munoz Tract), said South line being 810 feet South of the Northwest Corner of the NW/4 of said Section 18;

THENCE East along and with the South line extended of said Macia & Munoz Tract to the Southeast Corner of said of said Macia & Munoz Tract;

THENCE North parallel with and 330 feet East of the West line of the NW/4 of said Section 18 to the North right-of-way line of N.E. 50th Street;

THENCE East along and with the North right-of-way line of N.E. 50th Street to the extended East right-of-way line of Burton Road;

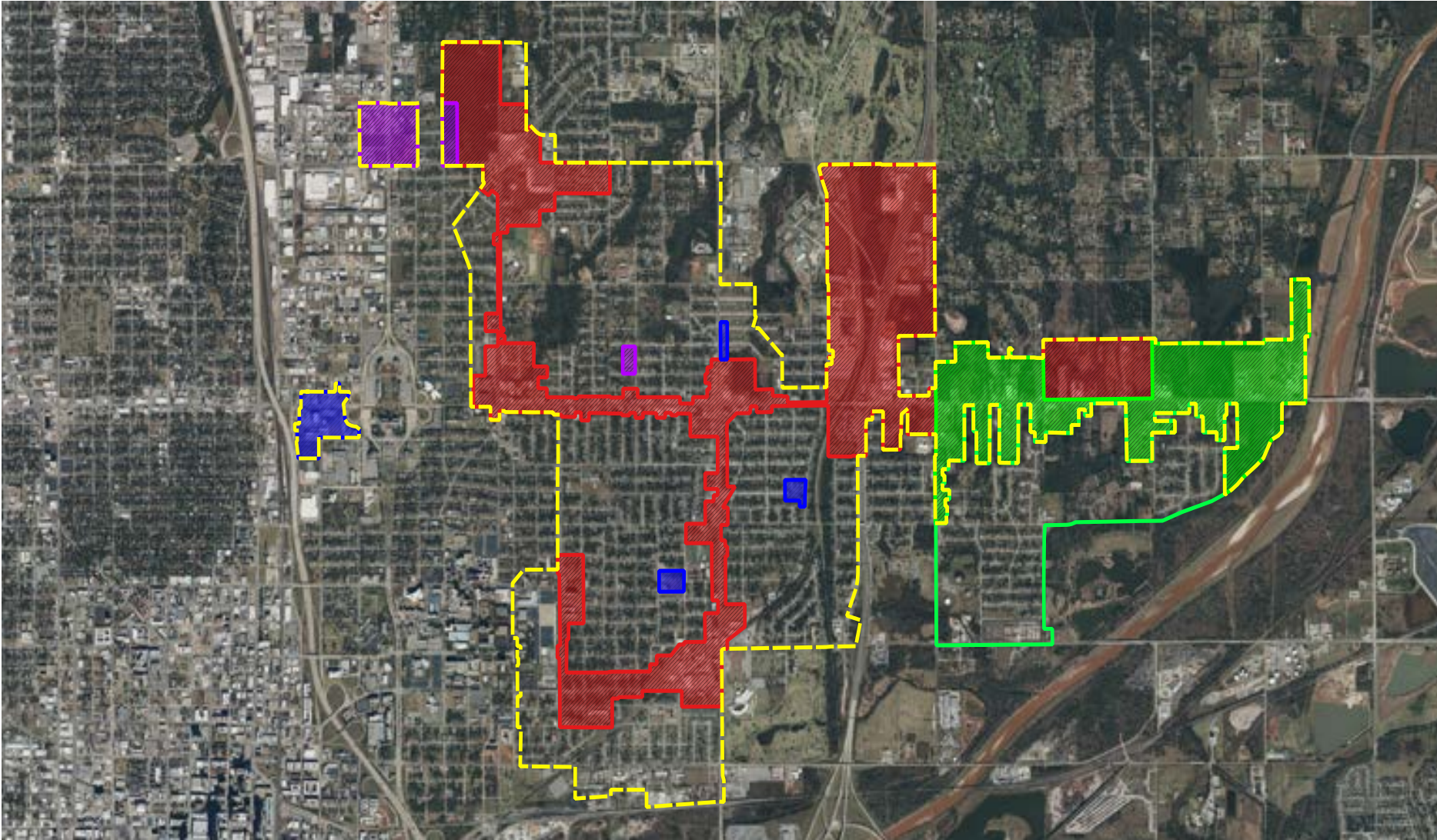
THENCE South along and with the East right-of-way line of Burton Road extended to the North right-of-way line of N.E. 43rd Street;

THENCE Southerly to the Northeast Corner of Lot 12 Green Pastures Addition;

THENCE South along and with the East line of Lots 12 and 11 Green Pastures Addition extended to the South right-of-way line of N.E. 41st Street;

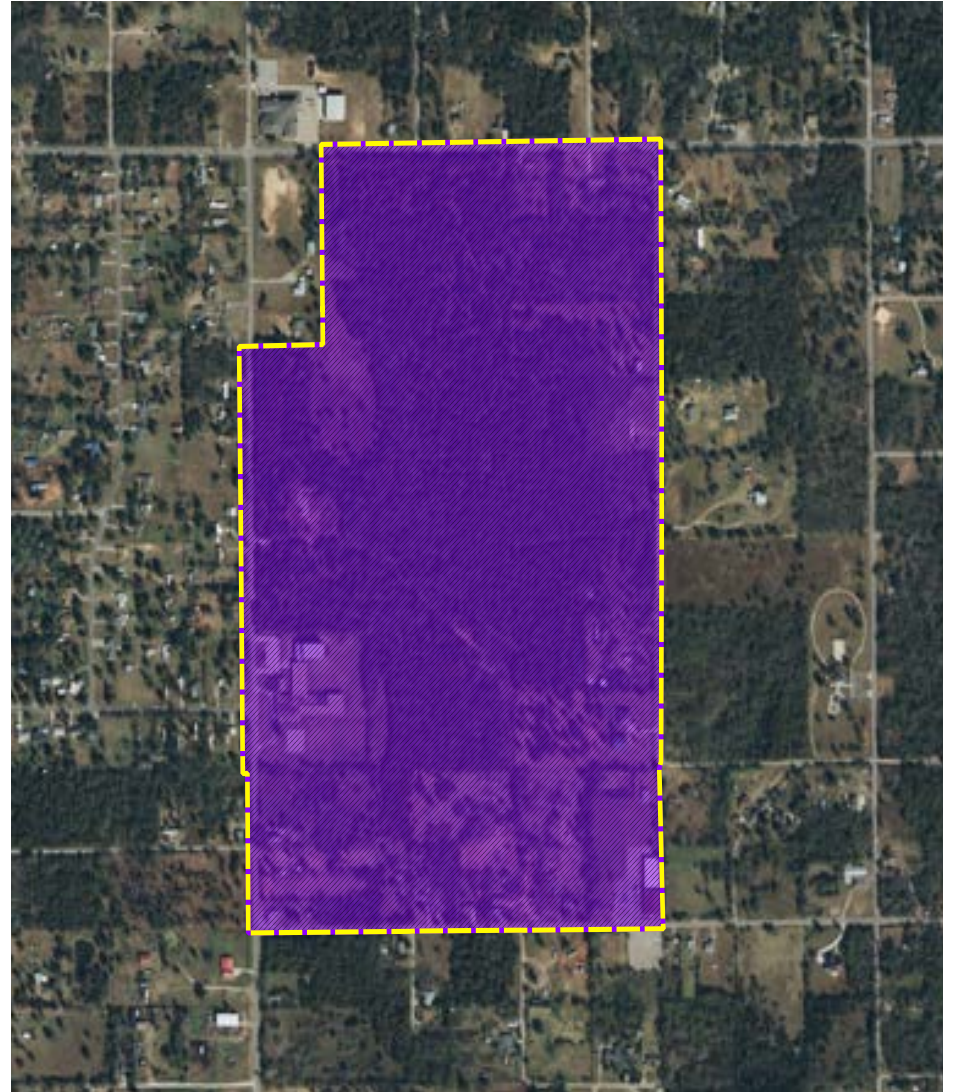
THENCE West along and with the South right-of-way line of N.E. 41st Street extended to the POINT OF BEGINNING.




EXHIBIT O
COMBINED MAP (SOUTHERN PORTION)



- NORTHWEST RENAISSANCE TIF PROJECT AREA
- FUTURE NORTHWEST RENAISSANCE TIF PROJECT AREA
- INCREMENT DISTRICT NO. 9
- INCREMENT DISTRICT NO. 15
- INCREMENT DISTRICT "B"
- INCREMENT DISTRICT "C"

EXHIBIT O (CONTINUED)
COMBINED MAP (NORTHERN PORTION)



-  NORTHEAST RENAISSANCE TIF PROJECT AREA
-  INCREMENT DISTRICT "D"
-  INCREMENT DISTRICT "E"

RESOLUTION

RESOLUTION OF THE NORTHEAST RENAISSANCE INCREMENT DISTRICT REVIEW COMMITTEE (“REVIEW COMMITTEE”) RECOMMENDING APPROVAL OF AN ALLOCATION NOT TO EXCEED \$1,500,000 TO BE ALLOCATED FROM INCREMENT DISTRICT NO. D’S RETAIL/COMMERCIAL DEVELOPMENT BUDGET CATEGORY TO PAY BACK TO THE DEVELOPER 100% OF THE REAL PROPERTY AD VALOREM (“AD VALOREM”) TAXES PAID EACH YEAR BY DEVELOPER AND RECEIVED BY THE OKLAHOMA CITY ECONOMIC DEVELOPMENT TRUST (“OCEDT”) AFTER A CERTIFICATE OF COMPLETION IS ISSUED BY THE OCEDT PROJECT MANAGER, AND FOR A PERIOD NOT TO EXCEED 7 YEARS OR UNTIL THE EXPIRATION OF TIF D, WHICHEVER OCCURS FIRST, TO CLOSE A GAP IN FINANCING COSTS FOR THE BOOMTOWN ADVENTURE DISTRICT PROJECT WHICH MEETS THE OBJECTIVES OF BOTH THE AMENDED AND RESTATED NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN 2019 AND THE PROPOSED AMENDED AND RESTATED NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN 2024, WITH ALL ACTIONS CONTINGENT UPON APPROVAL OF A FUTURE AMENDMENT TO THE NORTHEAST RENAISSANCE REDEVELOPMENT PROJECT PLAN 2019.

WHEREAS, on January 13, 2015, the City of Oklahoma City (“City”) adopted Ordinance No. 25,081, approving the initial Northeast Renaissance Redevelopment Project Plan (“Project Plan”) and establishing, among other provisions, the creation and activation of Increment District No. 9, Oklahoma City, to serve the Project Area. The Project Plan was amended in 2019 by Ordinance No. 26,310 (“Project Plan 2019”), by changing the boundaries of the Project Area and TIF 9; establishing TIFs B and C; and establishing a future project area. On April 12, 2022, a minor amendment was made by the City Council to Project Plan 2019, which dissected TIF B into TIF 15 and TIF B; and

WHEREAS, Project Plan 2019 requires that the “Review Committee” review any proposed development and/or budgetary allocation in consideration of a Project’s objectives, feasibility, priorities, and funding availability and submit its recommendation to the City Council of the City of Oklahoma City (“City Council”) and the Oklahoma City Economic Development Trust (“OCEDT”) prior to implementation of a development or redevelopment project; and

WHEREAS, the Developer has approached City staff with a request to assist the Developer in closing a gap in financing in order to construct the Boomtown Adventure District Project (“Project”) to be located on the southeast corner of North Martin Luther King Avenue and Interstate 44 within the yet to be created TIF D and yet to be amended Northeast Renaissance Project Plan Area; and

WHEREAS, the Review Committee, comprised of representatives of each of the taxing jurisdictions in which the proposed ad valorem increment districts are located, as well as representatives of the public at large, have been informed of the proposed Project which consists of the construction of indoor and outdoor volleyball facilities and other entertainment and retail sites, with a total estimated cost of at least \$10,000,000; and

WHEREAS, this Project is only possible with assistance in development financing, which funding will be paid to the Developer as an annual payment to the Developer of the real property ad valorem taxes Developer pays to the County Assessor and received by the Oklahoma City Economic Development Trust; and

WHEREAS, priorities for projects under Project Plan 2019 are those that will redevelop and revitalize areas which are or have become unproductive, undeveloped, underdeveloped or blighted; promote economic development to increase sales tax revenues, improve property values and economic stability; promote economic development to retain jobs and create new jobs; stimulate new investment in Oklahoma City; preserve and enhance the tax base; stimulate private and public investment in the Project Area to make possible investment, development and economic growth that would otherwise be difficult without the Project and the apportionment of incremental tax revenues for Projects; and

WHEREAS, the Review Committee finds that this Project meets these priorities.

NOW, THEREFORE, BE IT RESOLVED that the Northeast Renaissance Increment District Review Committee hereby recommends that the City Council of the City of Oklahoma City and the Trustees of the Oklahoma City Economic Development Trust approve a budgetary allocation not to exceed \$1,500,000 from Increment District No. D's Retail/Commercial Development Budget Category to pay back the Developer up to 100% of the real property ad valorem taxes paid each year by the Developer to the County Assessor and received by the Oklahoma City Economic Development Trust, after a certificate of completion is issued by the OCEDT Project Manager and for 7 years thereafter or until the expiration of TIF D, whichever occurs first, being provided for assistance in development financing to close a gap in financing costs for the Boomtown Adventure District Project for project costs, because the Project meets the stated priorities of the Amended and Restated Northeast Renaissance Redevelopment Project Plan 2019, with all actions contingent upon approval of a future amendment to said Project Plan 2019.

(The remainder of this page is left intentionally blank).

APPROVED by the Northeast Renaissance Increment District Review Committee and signed by the Chairman, this _____ day of _____, 2024.

Chairman

REVIEWED for form and legality.

Assistant Municipal Counselor